

REDING RANCH

623.21 ± ACRES

DENTON COUNTY, TX



Offered Exclusively By

Chas. S. Middleton and Son

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REDING RANCH

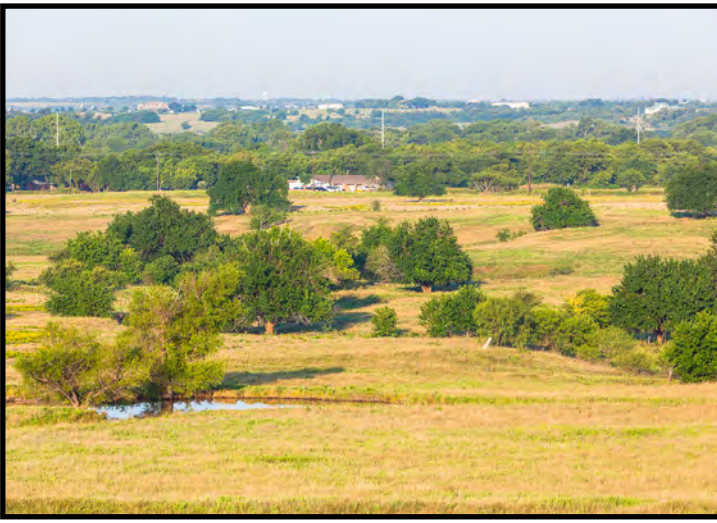
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We are proud to offer for sale this very productive and well located property that is situated in the northern outskirts of the city of Denton. The Reding Ranch lies approximately 50 miles north of the Dallas Central Business District. The ranch is also centrally located to Hwy. 380 (7 miles), Dallas North Tollway (20 miles) and Interstate 35 (3.5 miles).

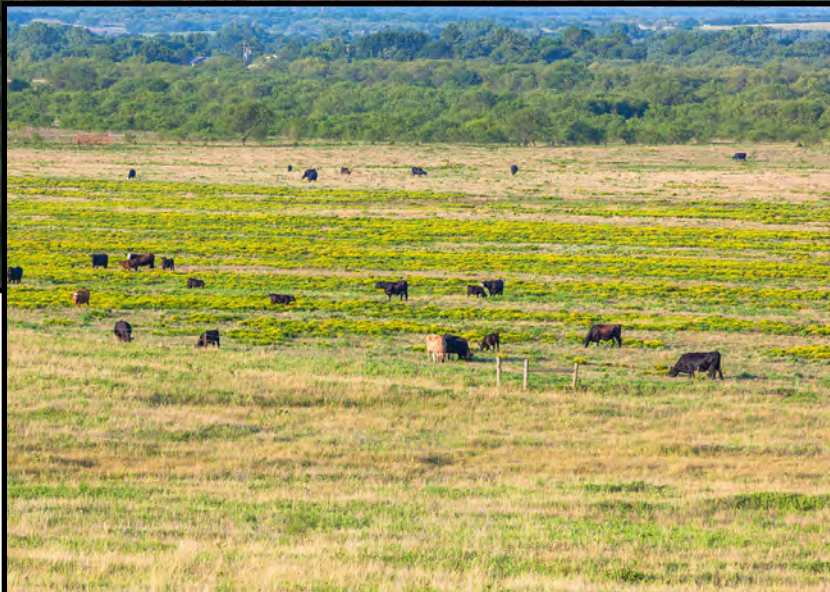


Subject to sale, withdrawal, or error.

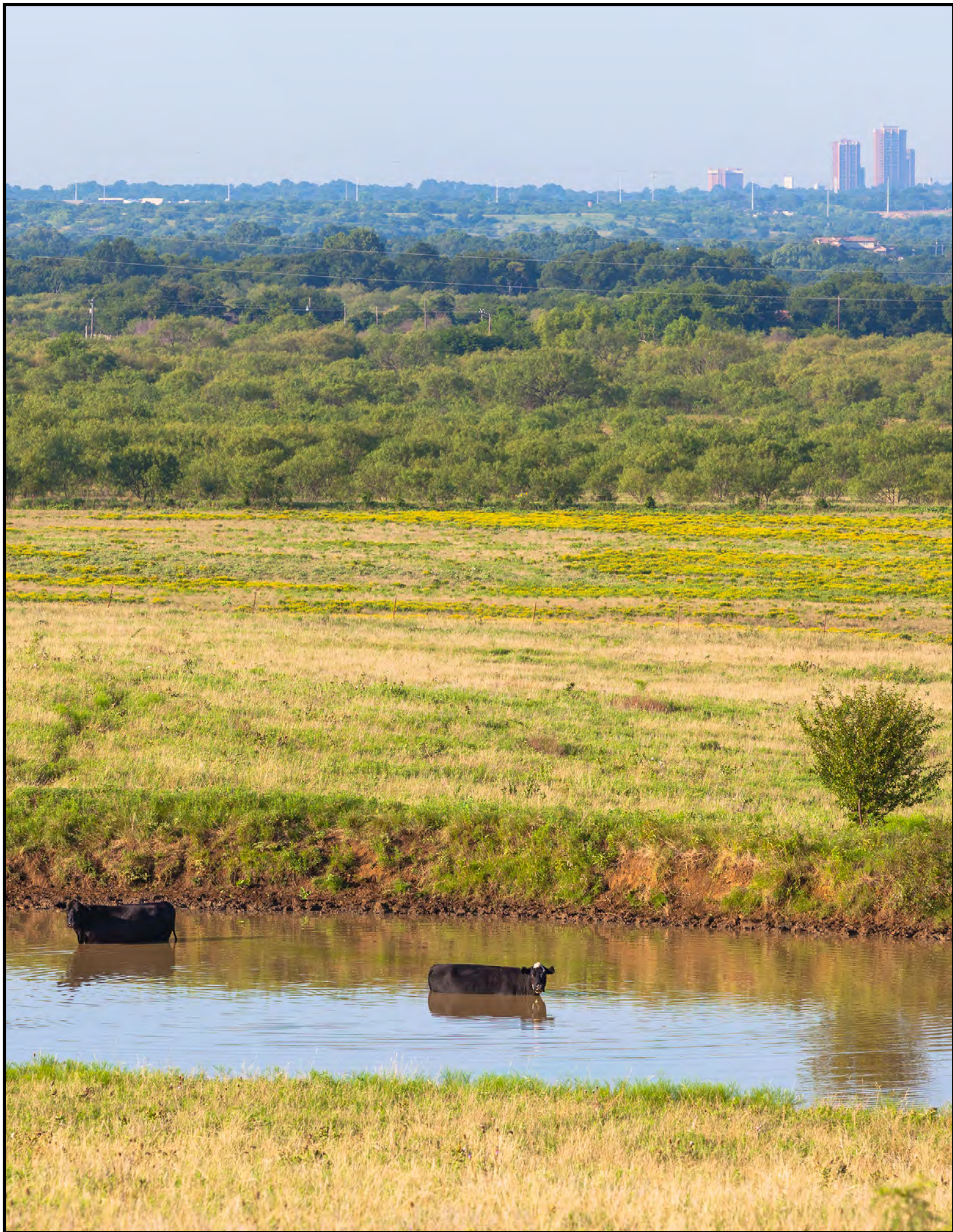


The property is gently rolling with a seasonal creek running generally north to south through the middle of the tract. The creek is lined with large Bodark trees. The property has an open appearance, with only a sparse amount of mesquite. Rolling hills give the property great elevation change and views for 20 plus miles in any direction.

The ranch is considered to be well watered with 10 earthen ponds scattered through the property along with a co-op waterline (municipal quality water) running along the west side of the ranch. There are currently three taps available on this line. There are also scattered water wells in the vicinity.



Access is available via a paved two lane highway, FM 2164, with considerable frontage on the west side of the ranch. The property has approximately 5,000 linear feet of frontage on FM 2164. The ranch is located four miles north of Loop 288 and two miles south of FM 455.

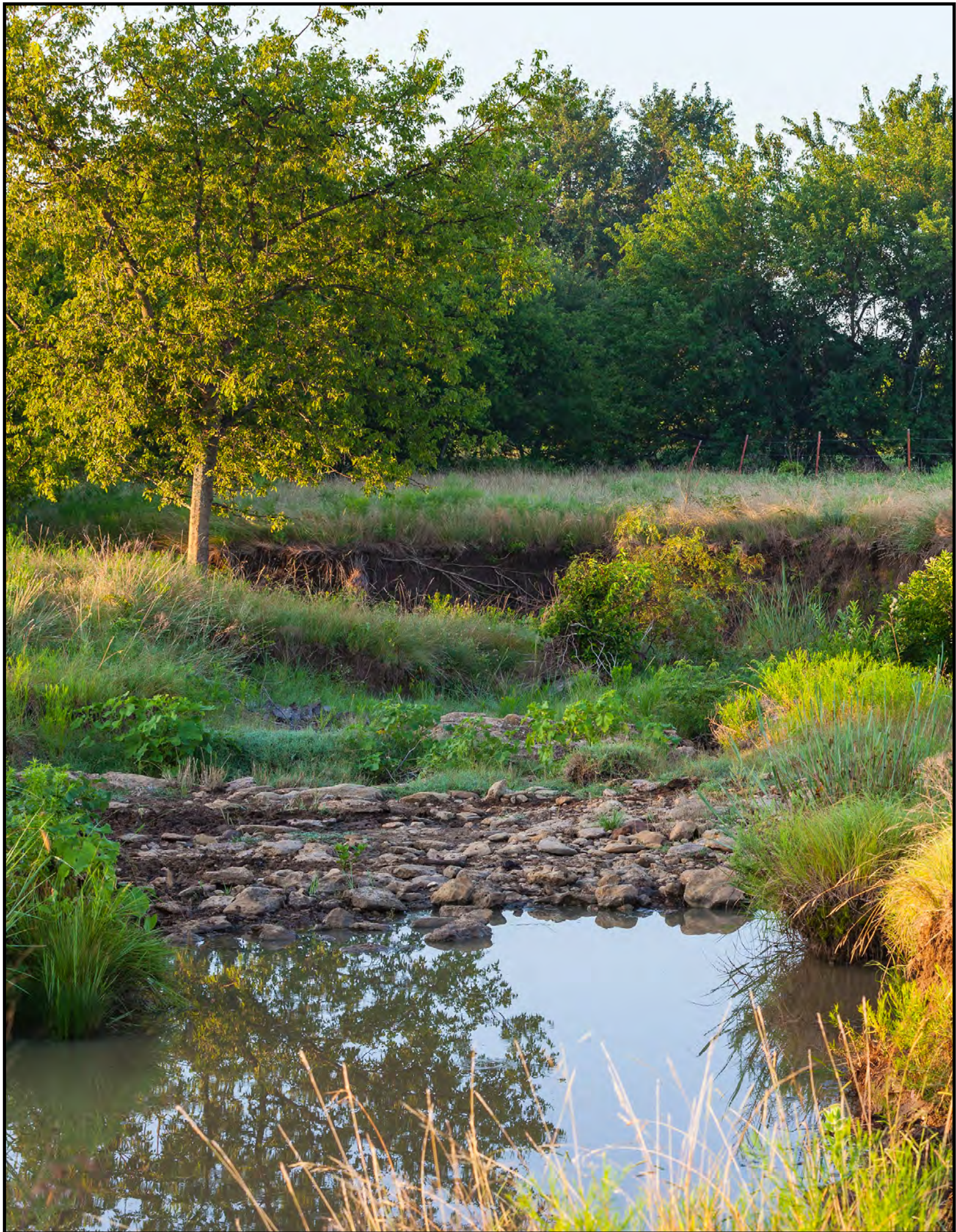




The Reding Ranch is modestly improved with an older single family residence, storage sheds, barns, stock pens and pipe corrals. The house is approximately 2,500 square feet with three bedrooms and two baths. The house has not been lived in for five plus years so it needs some TLC.

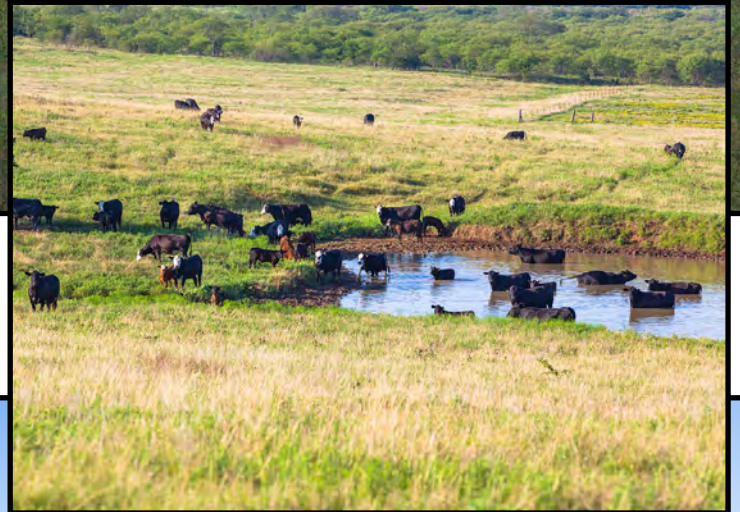


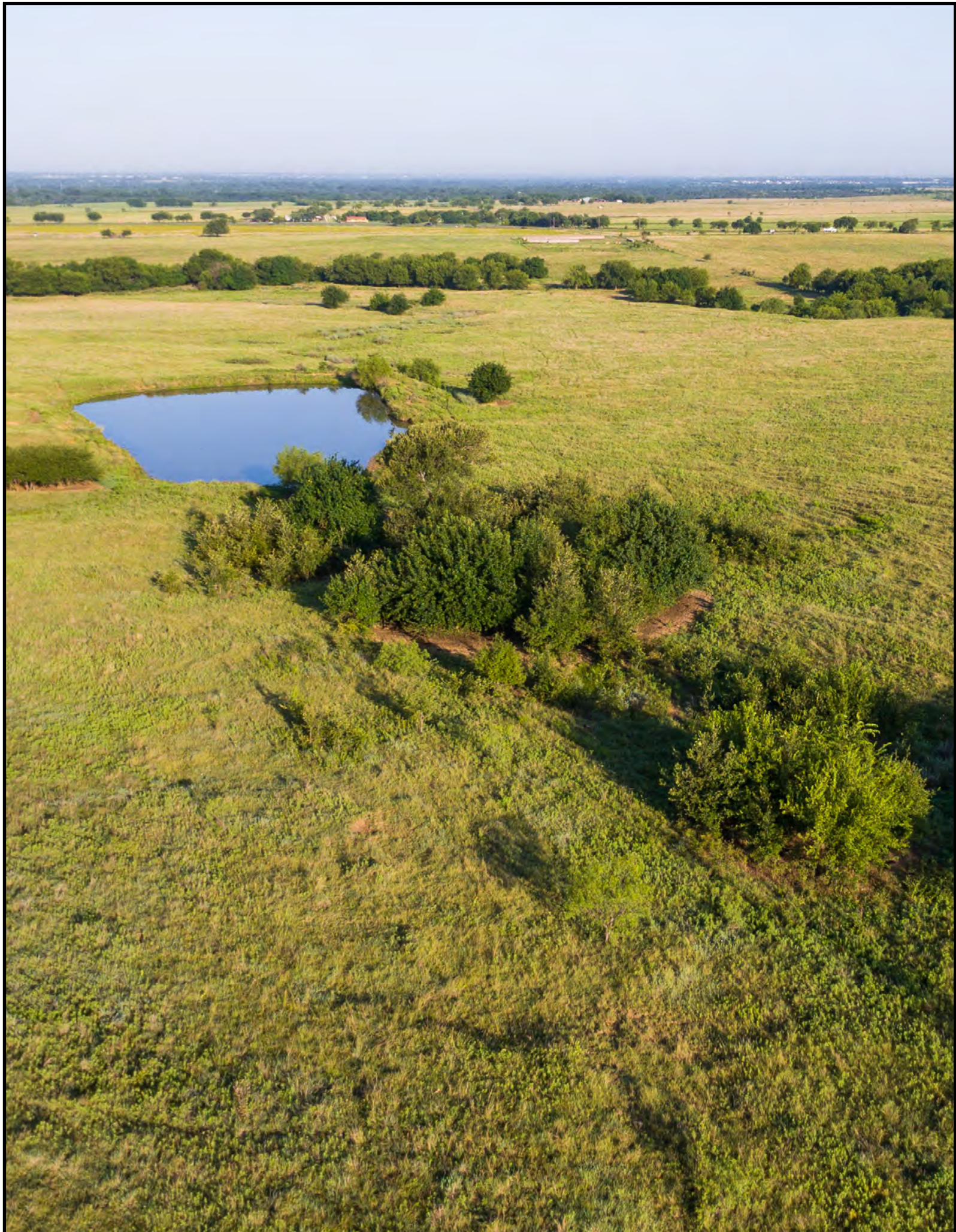
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Bird hunting is good and the numerous ponds provide excellent water fowl habitat. All ponds have been stocked for many years with the fishing reportedly being very good.



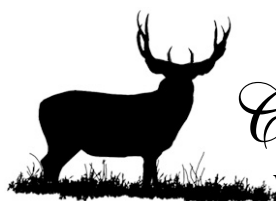




This very well located property is currently zoned “RD-5”, Rural Residential District. The property is zoned for rural residential uses but is currently operated as a cow/calf ranching operation. This prime location offers tremendous development potential. Pastures have been well maintained with the elimination of mesquite and protecting the native grass with a very conservative stocking rate. Portions of the property are typically over seeded to wheat for additional seasonal grazing.

The elevation changes, views and clean pastures make this a horse lover’s dream. The Redding Ranch is surrounded by highly improved horse properties and is only a few miles south of Lake Ray Roberts. It is not often that a property of this size with this many options and close proximity to the Dallas-Ft. Worth growth corridor comes on the market in this desirable area.

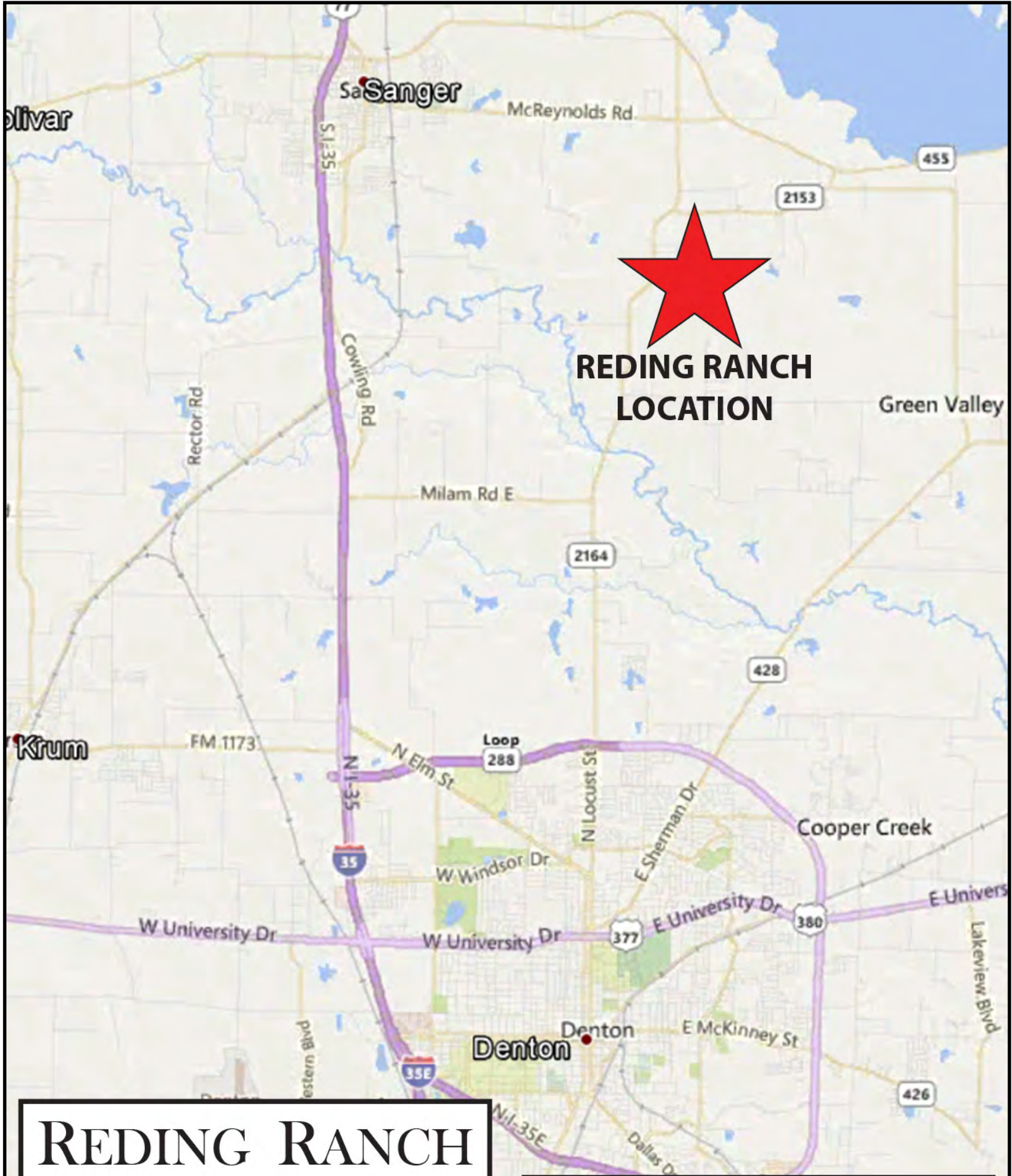
The Redding Ranch is very reasonably priced at \$8,250 per acre. If you are in the market for a beautiful horse or development property in this area, the Redding Ranch deserves your immediate attention.



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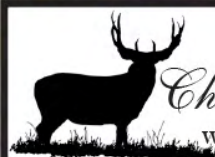
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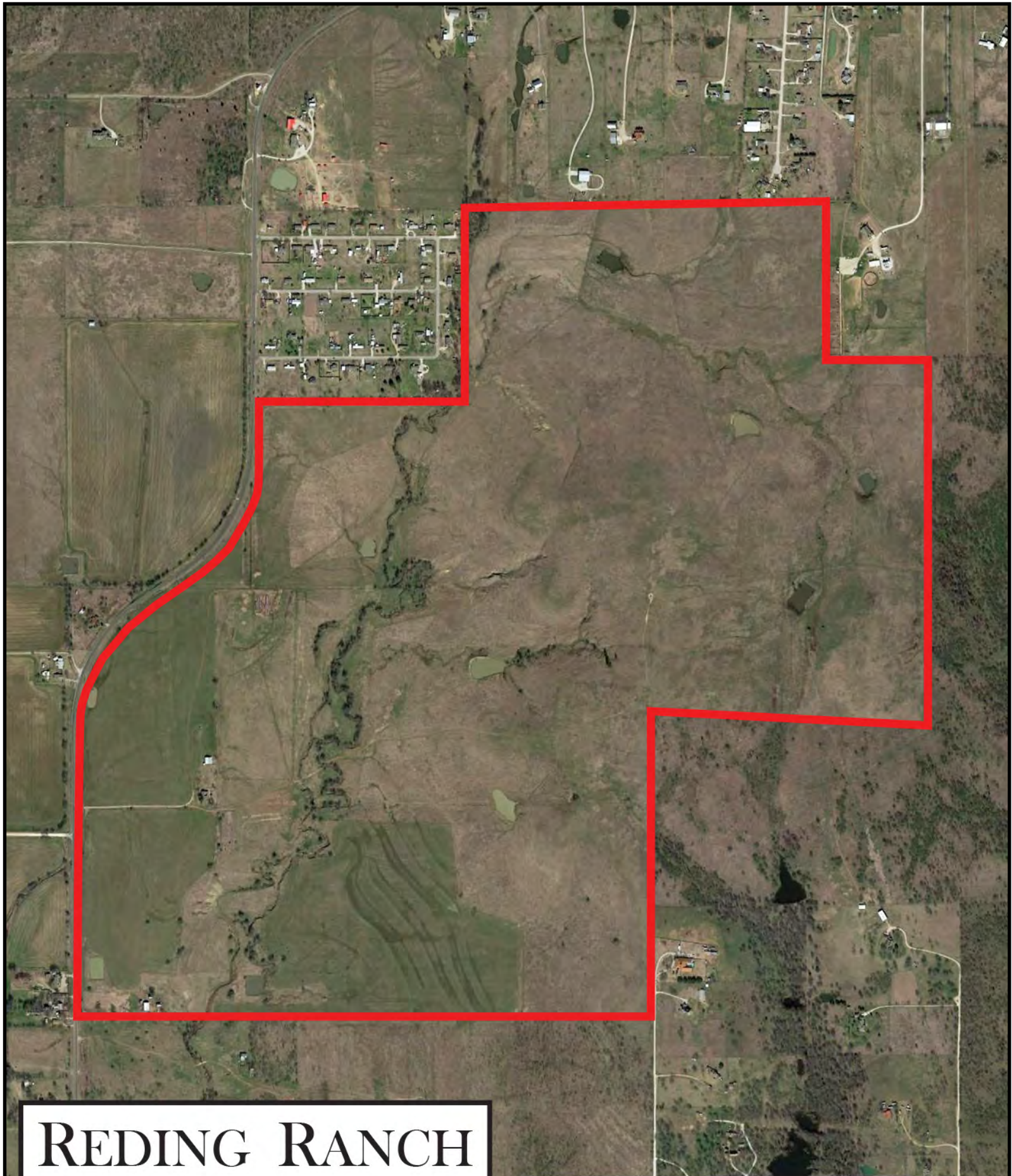
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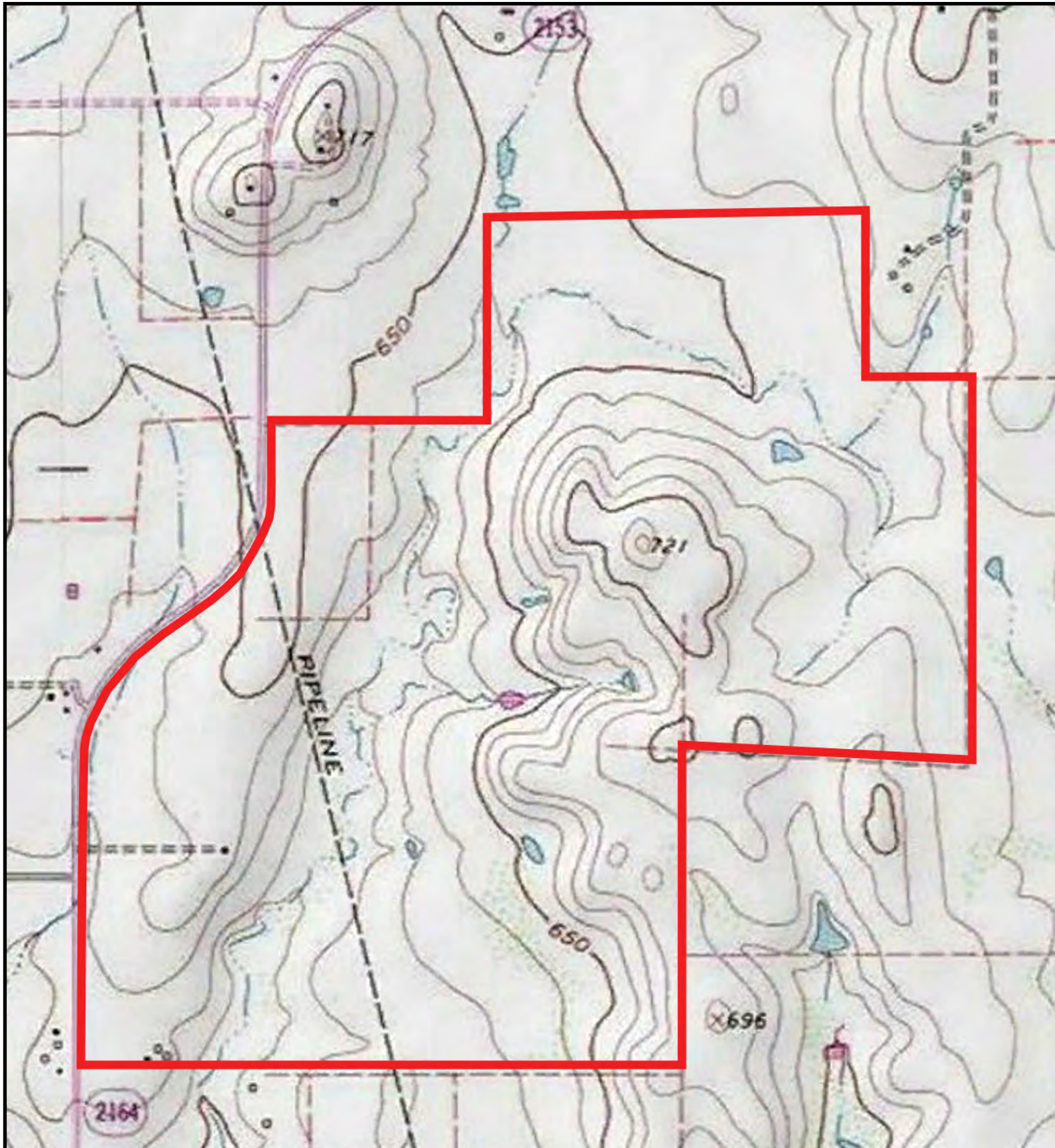
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