

\$5,299,000 - 12370 Fortenberry Road, Sanger

MLS® #20979174

\$5,299,000

0 Bedroom, 0.00 Bathroom,
Land on 300.00 Acres

Thomas, Sanger, TX

Huge Price Improvement. Best value in Denton County Located just an hour from the DFW metroplex, this prime 300-acre property, with direct access off Highway 51, boasts outstanding road frontage and a private pipe entrance that leads to the ranch headquarters. The main building includes 2,000 sq. ft. of living space, along with an attached 60x80 airplane hangar, all set atop one of Denton County's highest points offering stunning views. Additional improvements include a 1999 Palm Harbor Double Wide mobile home featuring 3 bedrooms, 2 bathrooms, and an attached carport. The property is well-equipped for cattle operations, with a 100x40 commodity barn, pipe holding pens, a squeeze chute, and a loading dock. Excellent opportunity for a feed lot with elevation and trinity well that produces 150 GPM. The property includes 7 well maintained traps, two large stock tanks and 4 water wells. A 2,875-foot grass airstrip is conveniently located adjacent to the headquarters. While the ranch has a rich history of running a purebred cattle operation, it presents immense potential for commercial ventures or future development. Location is key!

Built in 2003

Essential Information

MLS® #	20979174
Price	\$5,299,000



Bathrooms	0.00
Acres	300.00
Year Built	2003
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	12370 Fortenberry Road
Subdivision	Thomas
City	Sanger
County	Denton
State	TX
Zip Code	76226

Amenities

Utilities	Co-op Electric, Septic, Well
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Exterior

Lot Description	Acreage, Agricultural, Airstrip
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School Information

District	Slidell ISD
Elementary	Slidell
Middle	Slidell
High	Slidell

Additional Information

Zoning	AG
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Listing Details

Listing Agent	Phillip Dodd
Listing Office	Arrowhead Land Company

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Listing information last updated on November 21st, 2025 at 12:33pm CST