

# 12041 Bell Road, Pilot Point, Texas 76258

**MLS#:** 20972502 \$ Active

**12041 Bell Road Pilot Point, TX 76258-6932**

**LP:** \$1,665,000

**Property Type:** Residential

**SubType:** Single Family

**OLP:** \$1,745,000

**Recent:** 10/15/2025 : DOWN : \$1,745,000->\$1,665,000



**Also For Lease:** N  
**Subdivision:** Dane Ranch  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R185354](#)  
**Lot:** 1 **Block:** A  
**Legal:** DANE RANCH BLK A LOT 1  
**Unexempt Tx:** \$2,748  
**Spcl Tax Auth:** No  
**Lst \$/SqFt:** \$1,280.77  
**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Beds:** 3 **Tot Bth:** 2 **Liv Area:** 1  
**Fireplc:** 0 **Full Bath:** 2 **Din Area:** 1 **Pool:** No  
**Half Bath:** 0 **Adult Community:**  
**Smart Home App/Pwd:** No

**SqFt:** 1,300/Owner  
**Appraiser:**  
**Yr Built:** 1998  
**Lot Dimen:**  
**Subdivide?:** Subdivided  
**HOA:** None  
**HOA Mgmt Email:**

**Hdcp Am:** No  
**Horses?:** Yes  
**Prop Attached:** No  
**Acres:** 11.042

**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2  
**Gar Size:**

**HOA Co:**  
**HOA Website:**  
**School Information**

**School Dist:** Pilot Point ISD  
**Elementary:** Pilot Point

**Middle:** Pilot Point

**High:** Pilot Point

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	11 x 12 / 1	Ceiling Fan(s), Dual Sinks	Kitchen	19 x 12 / 1	Breakfast Bar, Eat-in Kitchen
Living Room	20 x 18 / 1	Ceiling Fan(s)	Office	0 x 0 / 1	

### General Information

**Housing Type:** Farm/Ranch House, Single Detached  
**Style of House:** Barndominium  
**Lot Size/Acres:** 10 to < 50 Acres  
**Soil:**  
**Heating:** Central  
**Roof:** Metal  
**Construction:** Metal Siding  
**Foundation:** Slab  
**Basement:** No  
**Possession:** Closing/Funding  
**Fireplace Type:**  
**Flooring:**  
**Levels:** 1  
**Type of Fence:** Barbed Wire, Fenced, Full, Pipe  
**Cooling:** Ceiling Fan(s), Central Air, Electric  
**Accessible Ft:**  
**Patio/Porch:** Covered  
**Special Notes:** Aerial Photo  
**Listing Terms:** Cash, Conventional, FHA

### Features

**Appliances:** Dishwasher, Electric Cooktop, Microwave  
**Laundry Feat:** In Utility Room, W/D - Full Size W/D Area  
**Interior Feat:** Cable TV Available, Decorative Lighting, Eat-in Kitchen, High Speed Internet Available, Open Floorplan, Walk-In Closet(s)  
**Exterior Feat:** Covered Patio/Porch, Rain Gutters, Lighting  
**Park/Garage:** Driveway, Electric Gate  
**Street/Utilities:** Aerobic Septic, Co-op Electric, Co-op Water  
**Lot Description:** Acreage, Agricultural, Interior Lot, Pasture  
**Proposed Use:** Agricultural, Commercial  
**Present Use:** Agricultural  
**Restrictions:** Deed  
**Other Equipment:**

### Remarks

**Property Description:** Charming 11-Acre Country Retreat with Custom Barn dominium that spans 2400 sf. that can be used for personal enjoyment but ready for commercial use in the future. Mustang Road is to be extended, under the proposed Denton County Thoroughfare Plan, which will bring a four-lane highway close to the north side of this property. Discover the perfect balance of peaceful country living and modern comfort on this beautifully maintained 11-acre property, ideally located just minutes from shopping, dining, and everyday conveniences. Custom Barn dominium Features, 3 nice bedrooms plus an office or nursery, and 2 full bathrooms \*Open-concept kitchen, dining, and living area — perfect for

family gatherings \*Dedicated home office or nursery for added flexibility \*Gorgeous custom woodwork throughout adds warmth and character \*Expansive covered front and back porches to enjoy scenic sunrise and sunset views Additional Amenities: \*Oversized 2-car garage or workshop \*Gated entrance for privacy and security \*Established coastal pastures—ideal for animals, gardening, or outdoor recreation \*Ag Exempt for lower property taxes This property offers a rare opportunity to own a private, serene homestead with room to grow. Whether you want space for your family, a hobby farm, or future commercial, the possibilities are wide open.

**Public Driving Directions:** From Hwy 380, travel North on 2931, west on Bell Road. GPS Address

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**Financial Information**

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<b>Loan Type:</b> Treat As Clear	<b>Bal:</b>	<b>Payment:</b>	
<b>Pmt Type:</b>	<b>Lender:</b>	<b>Orig Date:</b>	<b>2nd Mortg:</b> No
<b>Seller Concessions:</b> Yes			

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**Agent/Office Information**

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<b>CDOM:</b> 114	<b>DOM:</b> 114	<b>LD:</b> 06/23/2025	<b>XD:</b> 12/23/2025
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**List Type:** Exclusive Right To Sell

**List Off:** [Texas Homes and Land \(TXHL01C\)](#) 214-908-5468

**LO Addr:** 147 N Ohio St Celina, Texas 75009

**List Agt:** [Coryann Johnson \(0450333\)](#) 214-908-5468

**LA Email:** [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)

**LA Website:** [www.texashomesandland.com](http://www.texashomesandland.com)

**Off Web:** <http://www.texashomesandland.com>

**Pref Title Co:** Chapin Title-Jodi

**LO Fax:** **Brk Lic:** 0450333

**LO Email:** [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)

**LA Cell:** 214-908-5468 **LA Fax:**

**LA Othr:** **LA/LA2 Texting:** Yes/

**LO Sprvs:** **Coryann Johnson (0450333) 214-908-5468**

**Location:** 500 US-377, Pilot Point 76258 940-686-4445

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**Showing Information**

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<b>Call:</b> Showing Service, Agent	<b>Appt:</b> (800) 257-1242	<b>Owner Name:</b> See Tax Role
<b>Keybox #:</b> 0000	<b>Keybox Type:</b> Supra	<b>Seller Type:</b> Standard/Individual
<b>Show Instr:</b>		
<b>Show Allowed:</b> Yes		
<b>Show Srvc:</b> BrokerBay		
<b>Occupancy:</b> Owner	<b>Open House:</b>	
<b>Showing:</b> Appointment Only		

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Prepared By: Coryann Johnson Texas Homes and Land on 10/15/2025 08:15

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