

# FOR SALE

**11+ Acre Horse Property**  
**Listed for \$1,379,000**

**10208 Mohon Lane**  
**Pilot Point, Texas**



Set on just over 11 picturesque acres in the heart of horse country, this property offers a perfect blend of country living, recreational amenities, and equestrian functionality. With an inviting custom home, scattered trees, an in-ground pool, and eye-catching views over a 9-acre partially owned lake, this property checks every box.

The brick home offers a spacious single-story layout with over 2,900 square feet of well-designed living space. Inside, you'll enjoy an open-concept floorplan that includes two living areas, a dedicated home office, three bedrooms, and three full baths. The primary suite features a cozy fireplace and direct access to a climate-controlled sunroom. From both the main living areas and the primary suite, the sunroom opens onto a flagstone patio with an outdoor kitchen and a beautiful in-ground pool, all with panoramic views of the lake. An attached, climate-controlled two-car garage adds year-round comfort and everyday convenience.

The backyard is fully fenced and secure, making it dog-friendly and perfect for pets to enjoy safely. A convenient doggie door into the sunroom allows your pets to come and go with ease, while still enjoying the comfort of climate control indoors. An easy walk from the backyard to the shoreline invites you to cast a line or launch a kayak or canoe.

Set up for horses, the ag-exempt acreage is fenced with pipe and no-climb fencing and cross-fenced into four separate pastures, three of which feature loafing sheds. A 48x36 outbuilding includes a 24x36 barn section with concrete center aisle and three stalls with pipe runs, along with an enclosed 24x36 area for equipment or hay storage.

Located in a small neighborhood of acreage properties, this property offers extensive frontage along Mohon Lane, the layout offers flexibility to suit a variety of uses, including an excellent opportunity for future subdividing into desirable smaller acreage tracts.



**Dutch and Cheryl Wiemeyer**  
**REALTORS®**  
Direct/Text (940) 391-9092  
info@texasliving.com  
www.texasliving.com

# 10208 Mohon Lane, Pilot Point, Texas 76258

MLS#: 20957975 \$ Active

[10208 Mohon Lane Pilot Point, TX 76258](#)

LP: \$1,379,000

Property Type: Residential

SubType: Single Family



Also For Lease: N

Lst \$/SqFt: \$472.91

Subdivision: Pecan Creek Acres

County: Denton

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [R185139](#)

Plan Dvlpm:

Parcel ID 2: 985124

Lot: 7 Block:

MultiPrcl: Yes MUD Dst: No

Legal:

PID:No

Unexmpt Tx:

Beds: 3

Tot Bth: 3

Liv Area: 2

Fireplc: 2

Full Bath: 3

Din Area: 2

Pool: Yes

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

SqFt: 2,916/Assessor

Yr Built: 1998/Assessor/Preowned

Lot Dimen: 11.28 Acres

Subdivide?: No

HOA: None

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 11.280

HOA Dues:

Garage: Yes/2

Attch Gar: Yes

# Carport: 0

Cov Prk: 2

## 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                                                                                     |
|-----------------|-------------|---------------------------------------------------------------------------------------------------|--------------|-------------|----------------------------------------------------------------------------------------------|
| Living Room     | 19 x 18 / 1 |                                                                                                   | Living Room  | 19 x 16 / 1 | Built-in Cabinets                                                                            |
| Office          | 11 x 11 / 1 | Built-in Cabinets                                                                                 | Kitchen      | 13 x 12 / 1 | Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry |
| Dining Room     | 11 x 11 / 1 |                                                                                                   | Breakfast Rm | 11 x 10 / 1 |                                                                                              |
| Bedroom-Primary | 22 x 15 / 1 | Jetted Tub, Linen Closet, Medicine Cabinet, Separate Shower, Separate Vanities, Walk-in Closet(s) | Bedroom      | 11 x 11 / 1 | Split Bedrooms                                                                               |
| Bedroom         | 11 x 11 / 1 |                                                                                                   | Utility Room | 10 x 7 / 1  | Built-in Cabinets, Separate Utility Room, Sink in Utility                                    |
| Solarium/Sunrr  | 19 x 15 / 1 |                                                                                                   |              |             |                                                                                              |

## General Information

|                 |                                      |                 |                                                  |
|-----------------|--------------------------------------|-----------------|--------------------------------------------------|
| Housing Type:   | Single Detached                      | Fireplace Type: | Den, Master Bedroom, Wood Burning                |
| Style of House: | Traditional                          | Flooring:       | Ceramic Tile, Luxury Vinyl Plank                 |
| Lot Size/Acres: | 10 to < 50 Acres                     | Levels:         | 1                                                |
| Soil:           | Sandy Loam                           | Type of Fence:  | Cross Fenced, Gate, Pipe                         |
| Heating:        | Central, Natural Gas, Propane, Zoned | Cooling:        | Ceiling Fan(s), Central Air, Electric, Zoned     |
| Roof:           | Composition                          | Accessible Ft:  |                                                  |
| Construction:   | Brick                                | Patio/Porch:    | Glass Enclosed, Patio                            |
| Foundation:     | Slab                                 | Special Notes:  | Deed Restrictions, Flood Plain, Survey Available |
| Basement:       | No                                   | Listing Terms:  | Cash, Conventional                               |
| Possession:     | Closing/Funding                      |                 |                                                  |

## Features

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances:       | Dishwasher, Disposal, Electric Cooktop, Electric Oven, Gas Water Heater, Microwave, Oven-Convection, Oven-Double, Vented Exhaust Fan                           |
| Laundry Feat:     | Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup                                                                              |
| Interior Feat:    | Built-in Features, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar                         |
| Exterior Feat:    | Covered Patio/Porch, Rain Gutters, Outdoor Kitchen, RV/Boat Parking, Stable/Barn, Storage                                                                      |
| Park/Garage:      | Circular Driveway, Driveway, Garage, Garage Faces Side, Gated, Oversized                                                                                       |
| Pool Features:    | Fenced, Gunite, In Ground, Salt Water                                                                                                                          |
| Street/Utilities: | Aerobic Septic, Co-op Electric, Co-op Water, Gravel/Rock, Individual Water Meter, Outside City Limits, Private Road, Propane, Unincorporated, No City Services |
| Lot Description:  | Acreage, Corner Lot, Few Trees, Landscaped, Pasture, Tank/ Pond, Water/Lake View                                                                               |
| Other Structures: | Outdoor Kitchen, RV/Boat Storage, Shed(s), Stable(s), Storage                                                                                                  |
| Restrictions:     | Deed                                                                                                                                                           |
| Easements:        | Utilities, Other                                                                                                                                               |

**Waterfront:** Lake Front  
**Other Equipment:**

**Plat Wtrfn Bnd:**

**Environmental Information**

**Features:** Appliances, Insulation, Windows

**Remarks**

**Property Description:** Set on just over 11 picturesque acres in the heart of horse country, this property offers a perfect blend of country living, recreational amenities, and equestrian functionality. With an inviting custom home, scattered trees, an in-ground pool, and eye-catching views over a 9-acre partially owned lake, this property checks every box. The brick home offers a spacious single-story layout with over 2,900 square feet of well-designed living space. Inside, you'll enjoy an open-concept floorplan that includes two living areas, a dedicated home office, three bedrooms, and three full baths. The primary suite features a cozy fireplace and direct access to a climate-controlled sunroom. From both the main living areas and the primary suite, the sunroom opens onto a flagstone patio with an outdoor kitchen and a beautiful in-ground pool, all with panoramic views of the lake. An attached, climate-controlled two-car garage adds year-round comfort and everyday convenience. The backyard is fully fenced and secure, making it dog-friendly and perfect for pets to enjoy safely. A convenient doggie door into the sunroom allows your pets to come and go with ease, while still enjoying the comfort of climate control indoors. An easy walk to the shoreline invites you to cast a line or launch a kayak or canoe from your own backyard. Set up for horses, the ag-exempt acreage is fenced with pipe and no-climb fencing and cross-fenced into four separate pastures, three of which feature loafing sheds. A 48x36 outbuilding includes a 24x36 barn section with concrete center aisle and three stalls with pipe runs, along with an enclosed 24x36 area for equipment or hay storage. Located in a small neighborhood of acreage properties, this property offers extensive frontage along Mohon Lane, the layout offers flexibility to suit a variety of uses, including an excellent opportunity for future subdividing into desirable smaller acreage tracts.

**Public Driving Directions:** Friendship Rd - Stiles Rd - Bobbie Ln - Left on Mohon.

**Agent/Office Information**

**Lst Ofc:** KELLER WILLIAMS REALTY **Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 09/05/2025 11:46



10208 Mohon Lane, Pilot Point, Texas 76258  
**Listing ID:** 20957975



Aerial View



AERIAL VIEW facing east



PROPERTY AERIAL...Back And Side View



BACK OF PROPERTY AERIAL...Walk Out Your Back Yard And Fish!



GATED ENTRANCE...Concrete Driveway



HOME AND SHOP/BARN COMBO



10208 Mohon Lane, Pilot Point, Texas 76258  
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FRONT OF HOME



FRONT OF HOME



BACK OF HOME...Huge Fenced Back Yard For Pets,  
Plus Smaller Fenced Yard To Keep Pets Away From  
Pool



LARGE INGROUND POOL...Chlorine Filtration, Stone  
Patio



POOL...Extra Photo



OUTDOOR KITCHEN AND POOL

10208 Mohon Lane, Pilot Point, Texas 76258  
**Listing ID:** 20957975



OUTDOOR KITCHEN...Offers 2 Fridges, Built-In  
Sound And Gas Grill



LIVING ROOM...Open To Foyer And Family Room



LIVING ROOM...With Views Of Family Room And  
Sunroom



FAMILY ROOM...Open To Kitchen, Dinette And  
Living Room, WB Fireplace, Room Has Been  
Digitally Staged/Not To Scale



FAMILY ROOM...Extra View, Looking Into Kitchen  
And Dinette



KITCHEN...Granite Tops, Dbl SS Ovens, B/I SS  
Microwave And Dishwasher, Smooth Cooktop,  
Island, Under Cabinet Lighting, W/I Pantry



10208 Mohon Lane, Pilot Point, Texas 76258  
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KITCHEN...Extra Photo



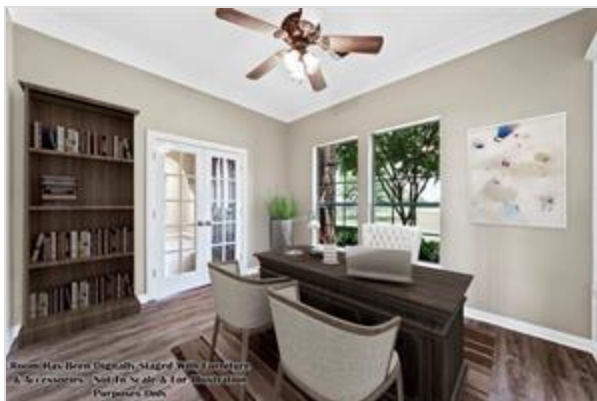
KITCHEN...Extra Photo



DINETTE...Room Has Been Digitally Staged And Not To Scale



FORMAL DINING...Open To Foyer, Room Has Been Digitally Staged And Not To Scale



OFFICE...French Doors Opening To Foyer, Built-In Shelves



PRIMARY BEDROOM...Sitting Area, WB Fireplace, Door To Sunroom

10208 Mohon Lane, Pilot Point, Texas 76258  
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PRIMARY BEDROOM...Extra Photo



PRIMARY BATHROOM...Tile Floor, 2 Separate Vanities, Dressing Table, B/I Linen Cabinet, Large W/I Closet



PRIMARY BATH...Extra Photo, Jetted Tub, Large Tile Shower



2ND BEDROOM...Dbl Closet



GUEST BATHROOM...Large Double Vanity, Tile Floor, Separate Area For Tub/Shower Combo



UTILITY ROOM...Tile Floor, Sink, Built-Ins



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SUNROOM...Stone Floor, Split HVAC Unit, Doggie Door To Large Fenced Back Yard



SUNROOM...Extra View



BARN/SHOP COMBO...48x36 Total Size



BARN INTERIOR...24x36 W/3-12x12 Stalls And Pipe Runs



SHOP INTERIOR...24X36, Concrete Floor, 2 Roll-Up Doors, 1 Pedestrian Door



BACK AERIAL OF PASTURES AND BARN/SHOP COMBO

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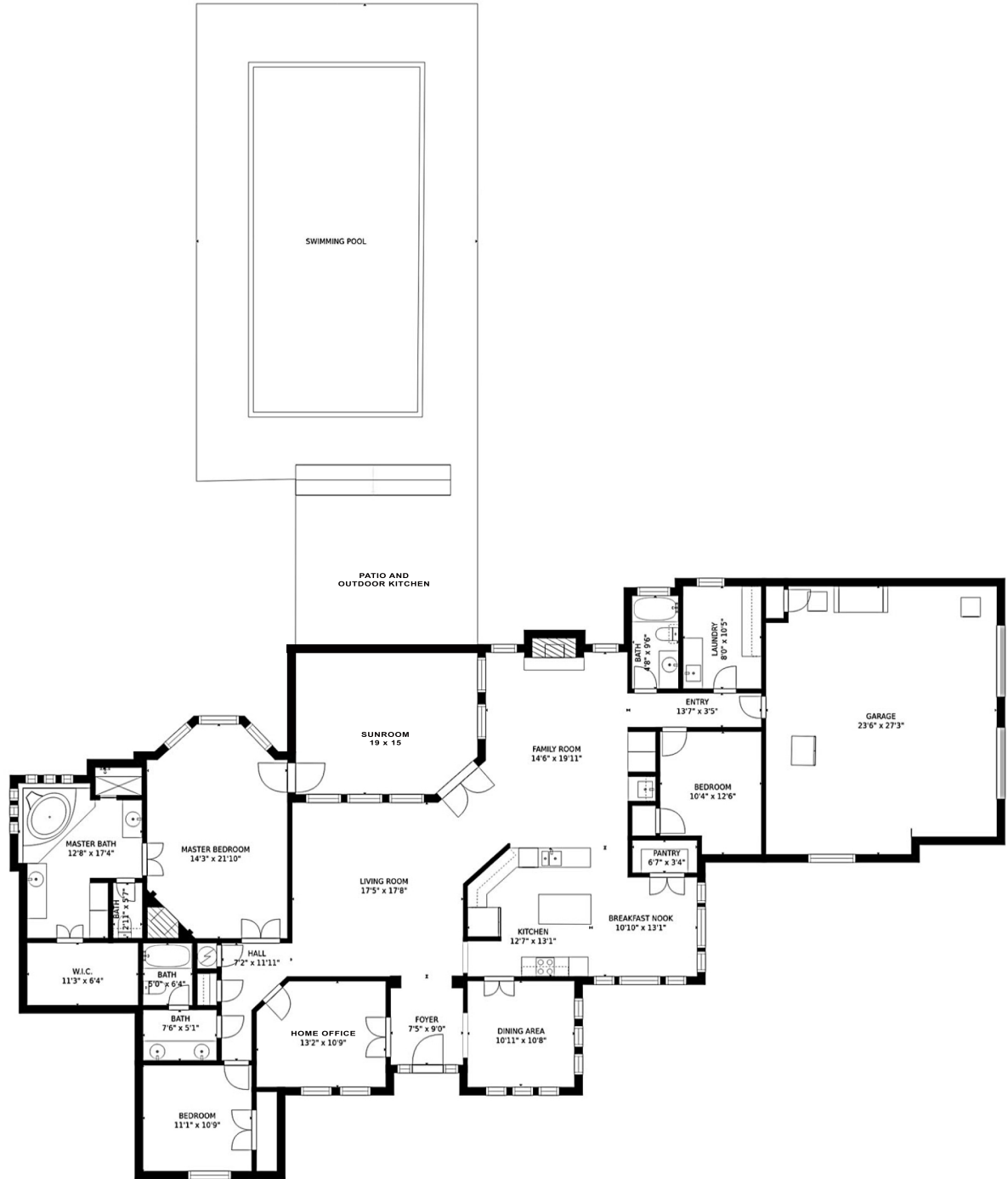


LOAFING SHEDS AND PASTURES...Property Is  
Fenced With Pipe/No Climb

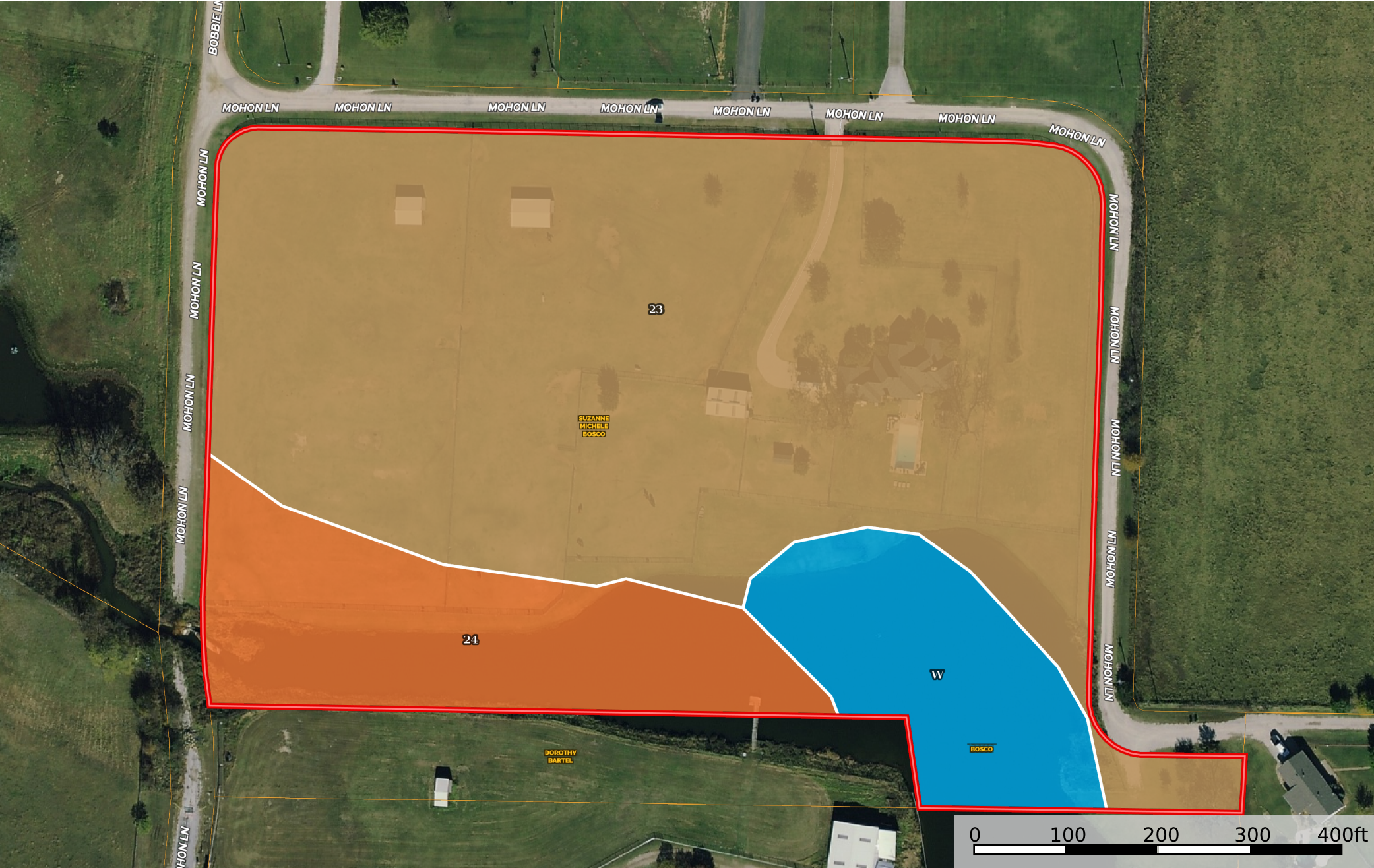


PASTURES AND LOAFING SHEDS...Extra View





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



 Boundary



|  Boundary 10.2 ac

| SOIL CODE | SOIL DESCRIPTION                                  | ACRES | %    | CAP  |
|-----------|---------------------------------------------------|-------|------|------|
| 23        | Callisburg fine sandy loam, 1 to 3 percent slopes | 7.3   | 72.2 | 2e   |
| 24        | Callisburg fine sandy loam, 3 to 5 percent slopes | 1.7   | 16.7 | 3e   |
| W         | Water                                             | 1.1   | 11.1 | 8    |
| TOTALS    |                                                   | 10.2  | 100% | 2.83 |

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

|              |  |  |  |  |  |  |  |  |
|--------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|              | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                  | 6                                                                                   | 7                                                                                   | 8                                                                                   |
| 'Wild Life'  | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   | •                                                                                   |
| Forestry     | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   |                                                                                     |
| Limited      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   |                                                                                     |
| Moderate     | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   |                                                                                     |                                                                                     |
| Intense      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  |                                                                                     |                                                                                     |                                                                                     |
| Limited      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Moderate     | •                                                                                 | •                                                                                 | •                                                                                 |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Intense      | •                                                                                 | •                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Very Intense | •                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

96R02306 \* SM

G.F. No. 96R02306 \* SM

ADDRESS OF AND RETURN TO:

028463

Jlm and Mary Mohon  
P. O. Box 326  
Aubrey, Texas 76227

WARRANTY DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

That I, B. E. MOHON, not joined hereby by my spouse for the reason that the herein conveyed real property constitutes no part of our homestead and is community property under my sole control and management (hereinafter called "Grantor"), whether one or more, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) cash in hand to Grantor paid by JIM MOHON and MARY MOHON (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents GRANT, SELL AND CONVEY unto the said Grantee the following described real property in Denton County, Texas, (the "Property") to-wit:

Being Lots 1, 2 and 3, of PECAN CREEK SUBDIVISION, an Addition in Denton County, Texas, according to the Map thereof recorded in Cabinet M, Page 34, of the Plat Records of Denton County, Texas.

The above described property is conveyed subject to the following restrictions which shall be covenants running with the land and shall be binding upon the Grantee herein, Grantee's heirs and assigns, for a period of twenty-five (25) years. After which, such restrictions shall be automatically renewed for successive periods of ten (10) years each, unless revoked or amended by the then owners of a majority of the above described property, to-wit:

1. No single-wide mobile homes or any temporary living quarters shall be placed upon the property at any time.



2. Property must be used for residential purposes, and all dwellings must contain a minimum of 1500 square feet of living area.
3. No junk yards and/or wrecking yards shall be permitted upon the premises. No rubbish, trash, ashes or other refuse may be thrown or dumped on the premises at any time, regardless of whether or not property is improved. All trash, garbage and other waste must be kept in sanitary containers and disposed of through pickup by waste management company.
4. No commercial business shall be operated on the premises.
5. Property may not be subdivided into smaller tracts. All tracts must contain five (5) acres or more.
6. Any agricultural use of subject property shall be limited to agricultural purposes such as raising cattle and horses only. No hogs or hog-farming operation shall be permitted upon the premises.
7. Property must be properly maintained, no objectionable and/or unsightly usage will be permitted. All grass, weeds and other vegetation shall be mowed at regular intervals.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, the Grantee's heirs and assigns, and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, the Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following:

1. 15' building line, drainage and utility easement along North, East and West sides of each lot, 50' building line along South side of each lot, Mohon Lane, a private road, along South side of each lot, all per plat recorded in Cabinet M, Page 34, Plat Records of Denton County, Texas.
2. Terms and provisions of roadway and utility easement executed by B. E. Mohon to Robert D. Kersh and wife, Cristi L. Kersh filed 11/03/95, recorded in CC# 95R0069440, Real Property Records of Denton County, Texas. (Affects Lots 1, 2, 3, 4, 6, and 7 for benefit of Lot 4)
3. All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.