

63.9 +/- Acres, 117 Private Road 2636
117 Private Road 2636
Decatur, TX 76234

\$599,000.00
63.900 +/- acres
Wise County



**63.9 +/- Acres, 117 Private Road 2636
Decatur, TX / Wise County**

SUMMARY

Address

117 Private Road 2636

City, State Zip

Decatur, TX 76234

County

Wise County

Type

Ranches, Farms

Latitude / Longitude

33.382456 / -97.491976

Acreage

63.900

Price

\$599,000.00

Property Website

<https://northtexasrealestate.com/property/63-9-acres-117-private-road-2636-wise-texas/7367/>



PROPERTY DESCRIPTION

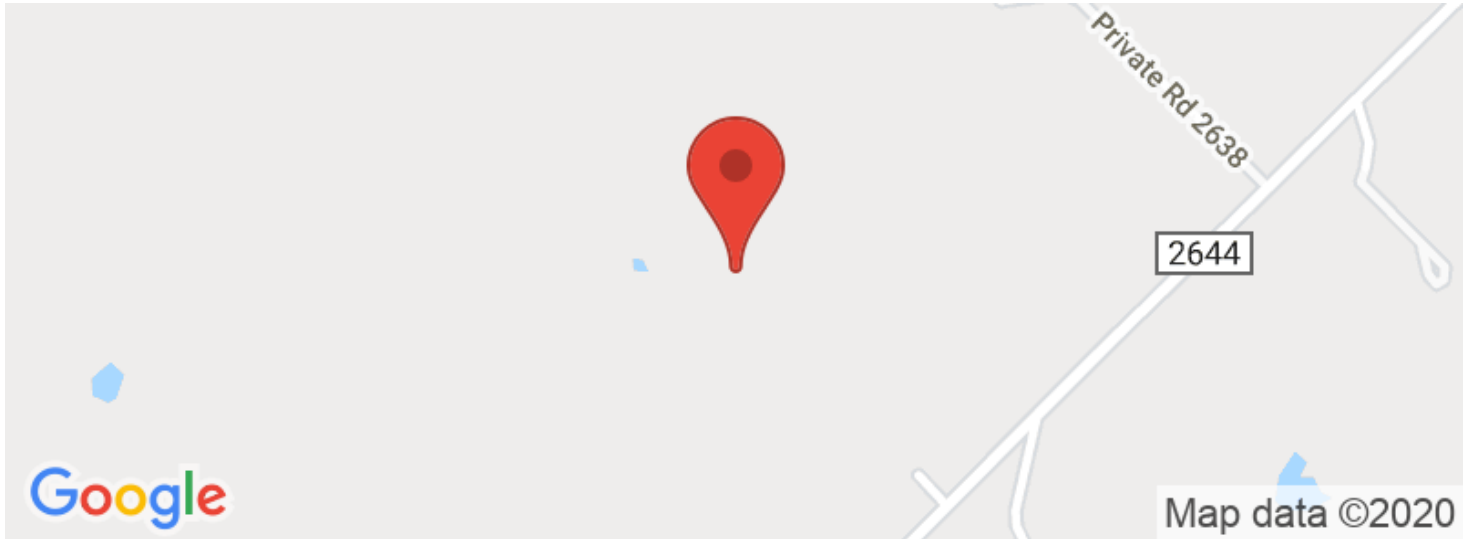
63.9 acres that back up to the LBJ Grasslands! This property boasts a heavily treed area in the SW corner, a pond, a seasonal creek that runs across the center of the property, open pasture, and barbed wire fencing and cross fencing. The property also offers several older barns. This is a great property for agricultural or recreational use! This property is also a short drive to the Nostalgic Greenwood Grocery and Grill, a quaint spot to enjoy a meal.

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Locator Maps



63.9 +/- Acres, 117 Private Road 2636
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Aerial Maps



63.9 +/- Acres, 117 Private Road 2636
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LISTING REPRESENTATIVE

For more information contact:



Representative

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3311 I 35

City / State / Zip

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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