

279 Acres! 319 County Road 2610, Decatur TX
319 County Road 2610
Decatur, TX 76234

\$2,500,000
279.050± Acres
Wise County



279 Acres! 319 County Road 2610, Decatur TX
Decatur, TX / Wise County

SUMMARY

Address

319 County Road 2610

City, State Zip

Decatur, TX 76234

County

Wise County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.301604 / -97.40355

Acreage

279.050

Price

\$2,500,000

Property Website

<https://northtexasrealestate.com/property/279-acres-319-county-road-2610-decatur-tx-wise-texas/74606/>



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PROPERTY DESCRIPTION

Rare opportunity to own 279.05 Acres between Denton and Decatur. Easy access off of HWY 380. This property has plenty of pasture areas and beautiful wooded acreage with abundant wildlife including deer and wild hogs. Perfect for hunting. There is one tank and two creeks that run through the property.

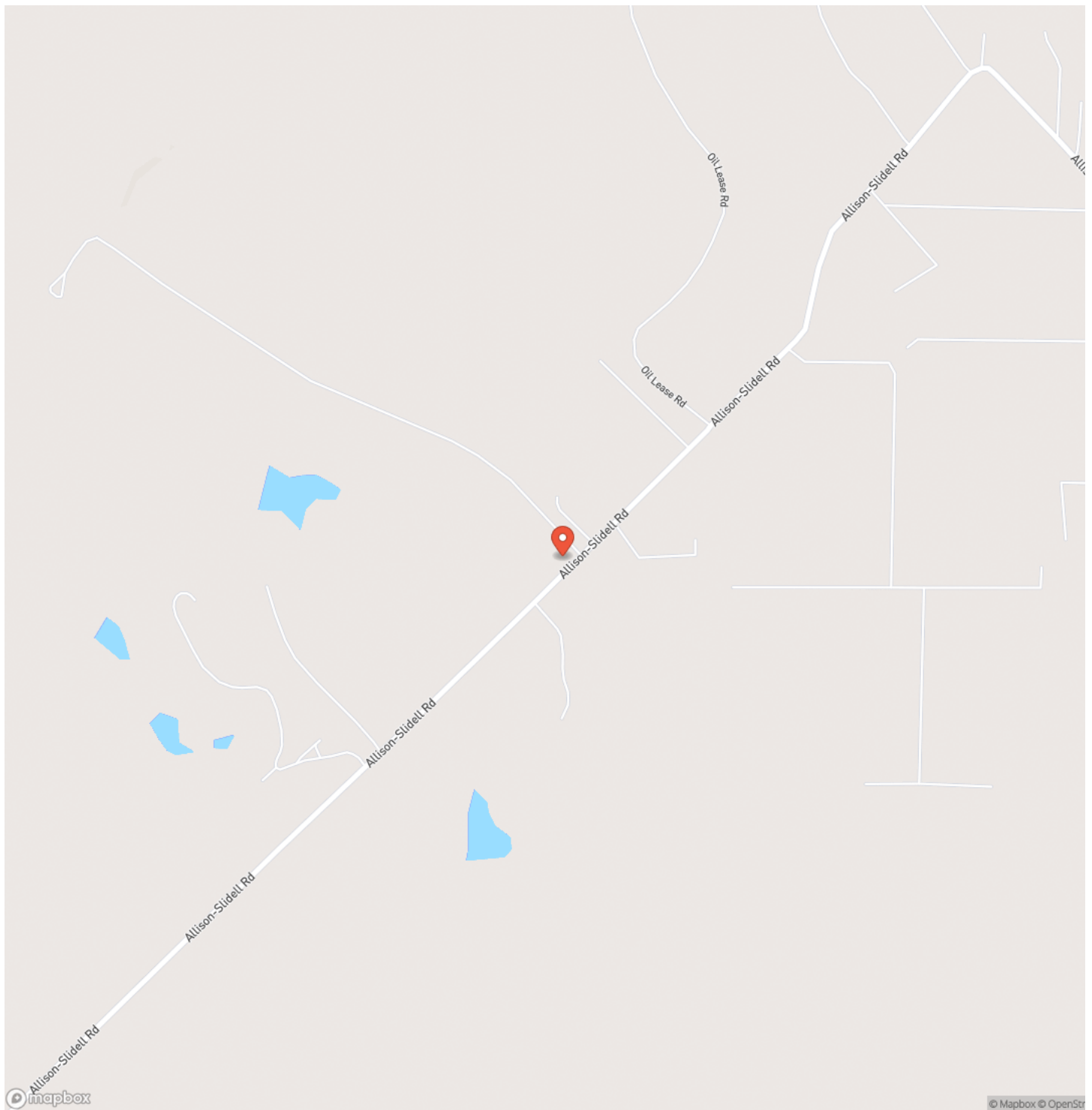
Owner lives in home on property. No showings of home until offer has been accepted. No value given to structure.



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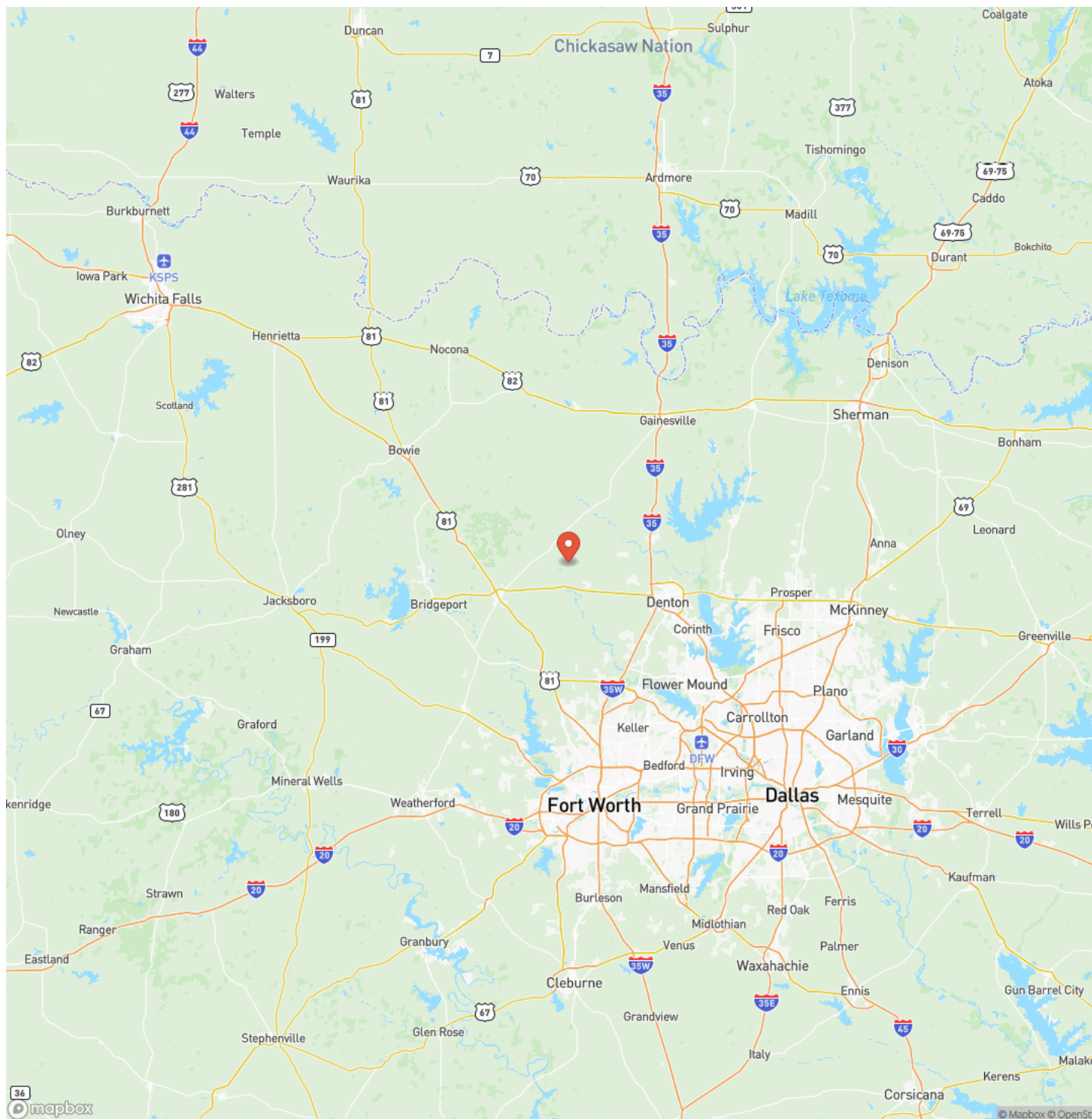


Locator Map



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Locator Map



279 Acres! 319 County Road 2610, Decatur TX
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Satellite Map



279 Acres! 319 County Road 2610, Decatur TX
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LISTING REPRESENTATIVE

For more information contact:



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3311 | 35

City / State / Zip

Denton, TX 76207

NOTES

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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