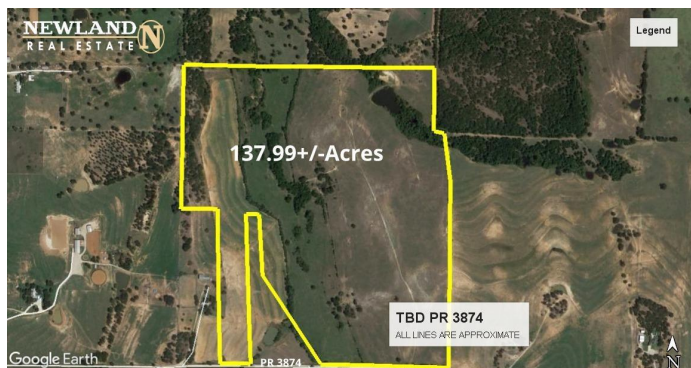


137+/- Acres PR 3874
PR 3874
Poolville, TX 76487

\$896,935
137.990 +/- acres
Parker County



137+/-Acres PR 3874
Poolville, TX / Parker County

SUMMARY

Address

PR 3874

City, State Zip

Poolville, TX 76487

County

Parker County

Type

Ranches

Latitude / Longitude

33.0234948 / -97.8500278

Acreage

137.990

Price

\$896,935

Property Website

<https://northtexasrealestate.com/property/137-acres-pr-3874-parker-texas/11114>

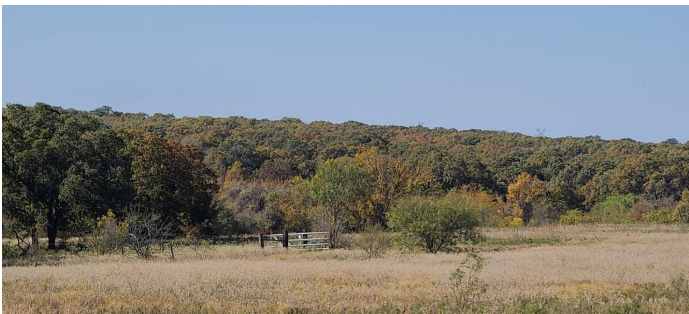


PROPERTY DESCRIPTION

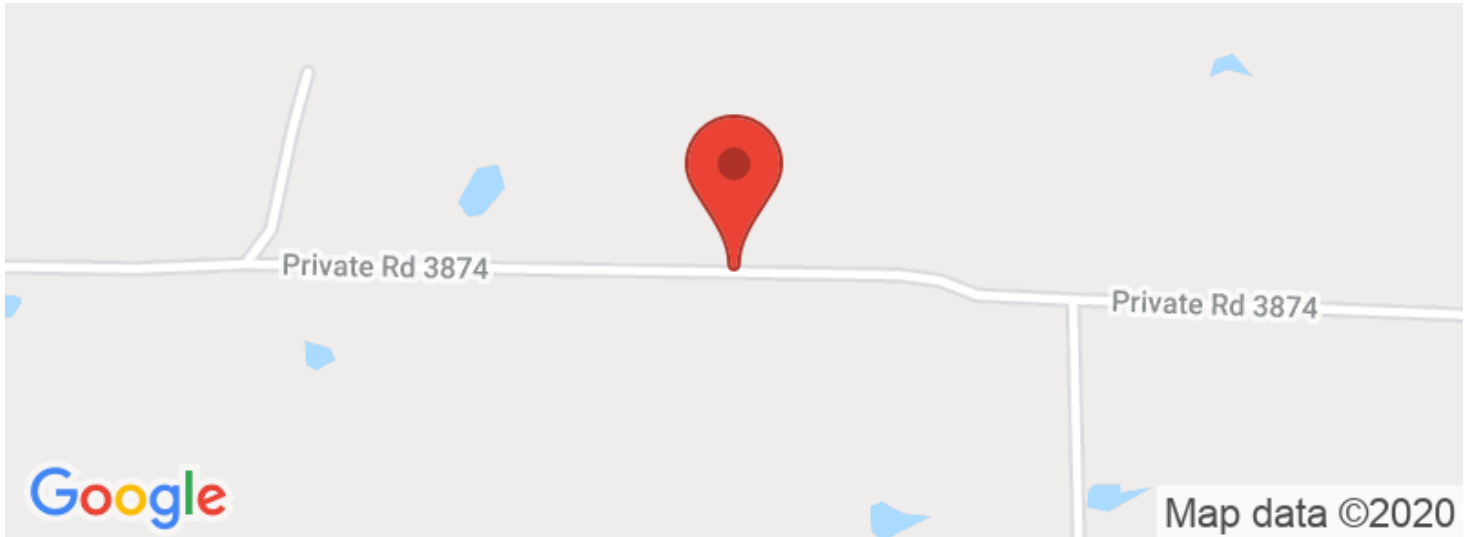
Property is located north west of Springtown. Acreage includes mature oaks, two ponds, abundant wildlife with good white tail deer hunting, coastal pastures and is fenced and cross fenced.

The two property ID's are as follows: 110 Acres: Wise County Tax ID:R000005095; Legal Description: Abst: A-239 T - Denson and 27.99 Acres: Wise County Tax ID: R000046685; Legal Description: Abst: A-239 T - Denson Situs: CR 3860 301 (Wise County). All features, measurements and schools are subject to buyer's and buyer's agent verification.

137+/-Acres PR 3874
Poolville, TX / Parker County



Locator Maps



Aerial Maps



137+/-Acres PR 3874
Poolville, TX / Parker County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Higgs

Mobile

(940) 206-7540

Email

jhiggs@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

Denton, TX, 76207

NOTES

This image shows a blank 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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