

71.38 Acres FM 920 Poolville, TX 76487  
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**\$999,320**  
71.380± Acres  
Wise County



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**Poolville, TX / Wise County**

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**SUMMARY**

**Address**

71.38 Acres FM 920

**City, State Zip**

Poolville, TX 76487

**County**

Wise County

**Type**

Horse Property, Undeveloped Land, Recreational Land, Ranches, Farms

**Latitude / Longitude**

33.049006 / -97.862694

**Acreage**

71.380

**Price**

\$999,320

**Property Website**

<https://northtexasrealestate.com/property/71-38-acres-fm-920-poolville-tx-76487-wise-texas/59348/>



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**PROPERTY DESCRIPTION**

Approximately 71.38 acres 5.5 miles north of Poolville and 12 miles Northwest of Springtown. Outside of city limits with no known restrictions. Property currently has a mobile home and a partially complete barn or storage warehouse that has been framed. There is a large tank behind the mobile home and one at the front of the property, and two on the back acreage. The back acreage is cross-fenced. With a little bit of TLC this could be an amazing place to call home.

All Contracts subject to court approval. This is a bankruptcy case. Call office for more information.

Property includes all of ID 748064, Partial acreage of ID 789210, And Partial acreage of ID 788798.

Additional acreage is available. See full map of property in photos. Please contact Agent for more information.

All information deemed reliable. Buyer and Buyers agent to confirm that all information herein is correct.



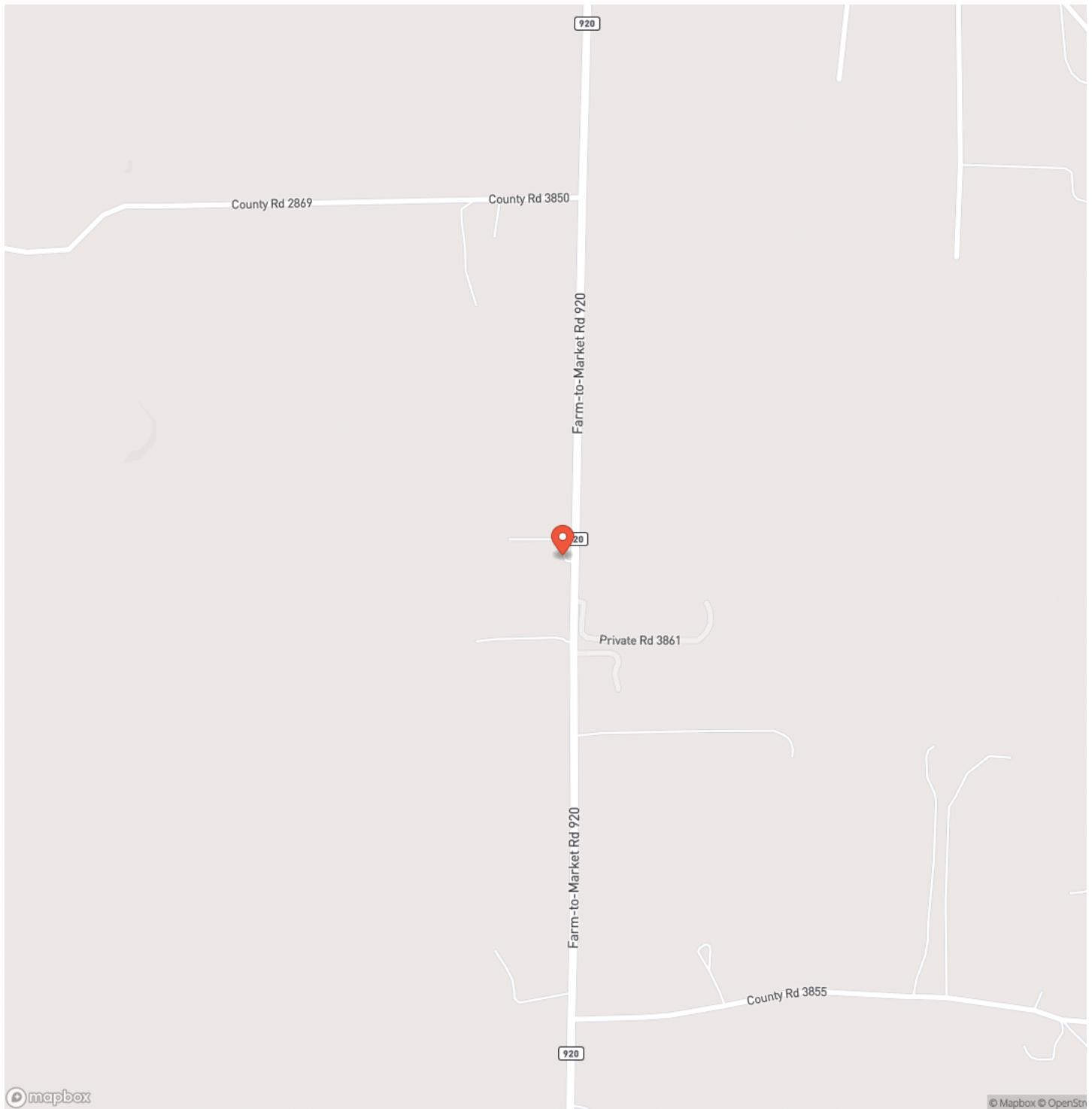


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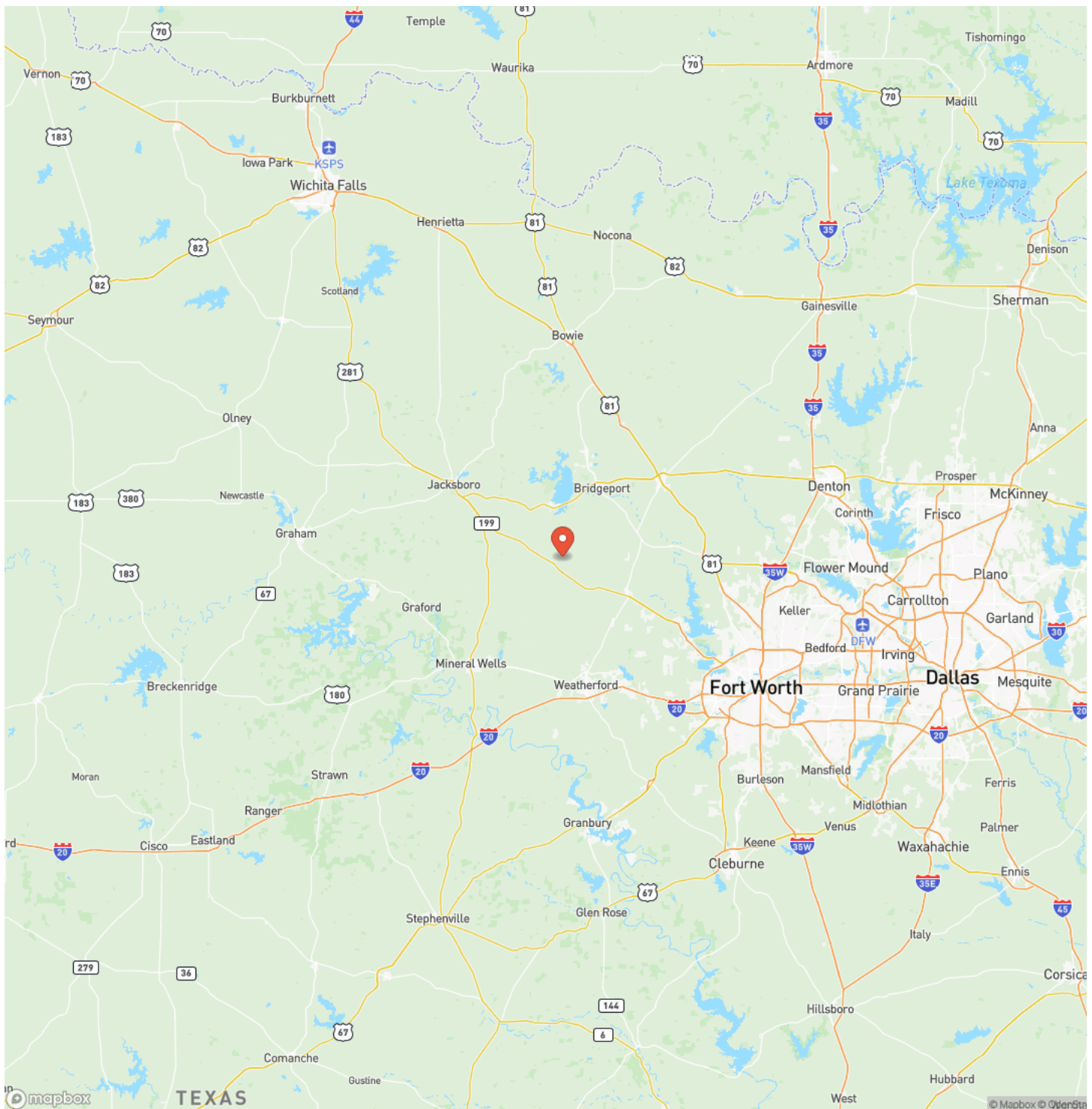


## Locator Map



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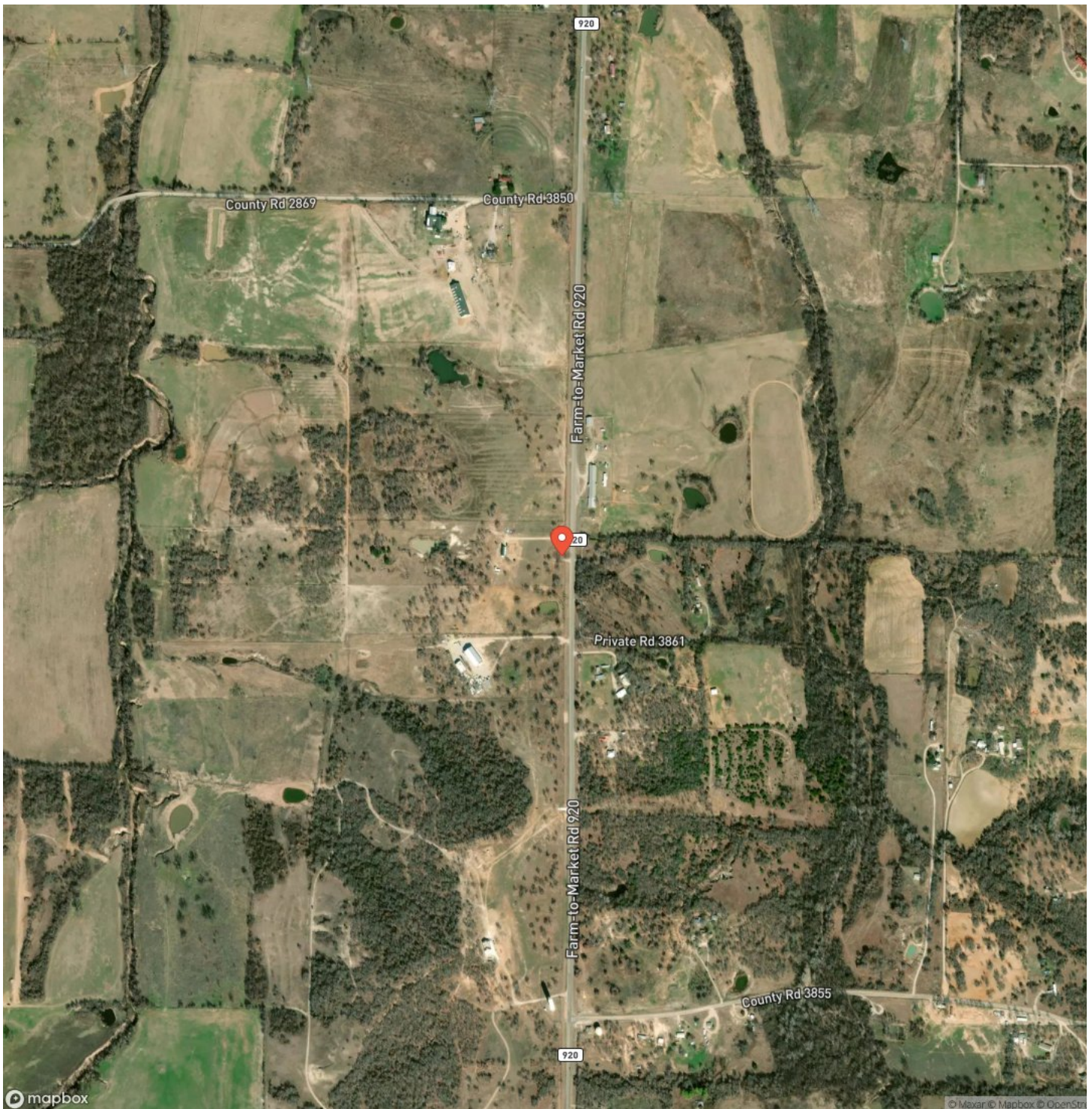




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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Everette Newland

## Mobile

(940) 390-3410

## Office

(940) 565-8326

## Email

ew@northtexasrealestate.com

**Address**

3311 I-35

## City / State / Zip

Denton, TX 76207

## NOTES



[illegible]

## **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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