

Tract 3 El Chico Ranch
Gaught Road
Alvord, TX 76225

\$331,450
18.940± Acres
Wise County



Tract 3 El Chico Ranch
Alvord, TX / Wise County

SUMMARY

Address

Gaught Road

City, State Zip

Alvord, TX 76225

County

Wise County

Type

Farms, Undeveloped Land, Recreational Land, Lot

Latitude / Longitude

33.328405 / -97.752833

Acreage

18.940

Price

\$331,450

Property Website

<https://arrowheadlandcompany.com/property/tract-3-el-chico-ranch-wise-texas/85034/>



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PROPERTY DESCRIPTION

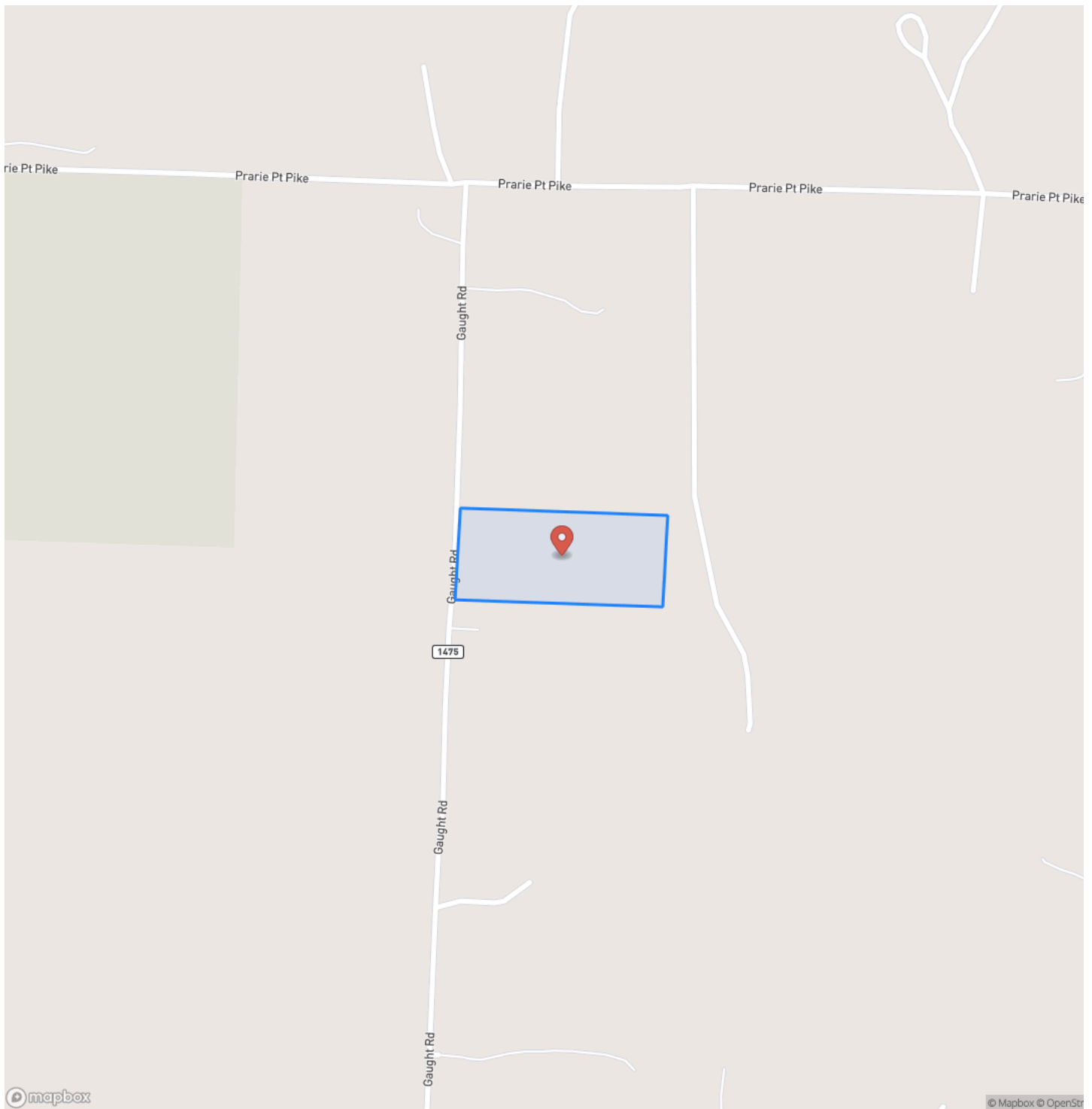
PRICE REDUCED!! Welcome to your slice of the country at Tract 3 of El Chico Ranch, 18.94+/- beautiful acres offering the perfect blend of open pasture and scattered oak trees! This property features an ideal homesite overlooking a nice-sized stock tank, making it a great spot to build your dream home. Whether you're bringing cattle, horses, or chickens, this land is ready for your homestead vision. With new fencing, a gated entry, and electricity already on-site, you can hit the ground running. Conveniently located just minutes from Highway 287, this tract provides easy access to Decatur, Denton, and Fort Worth. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502)

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

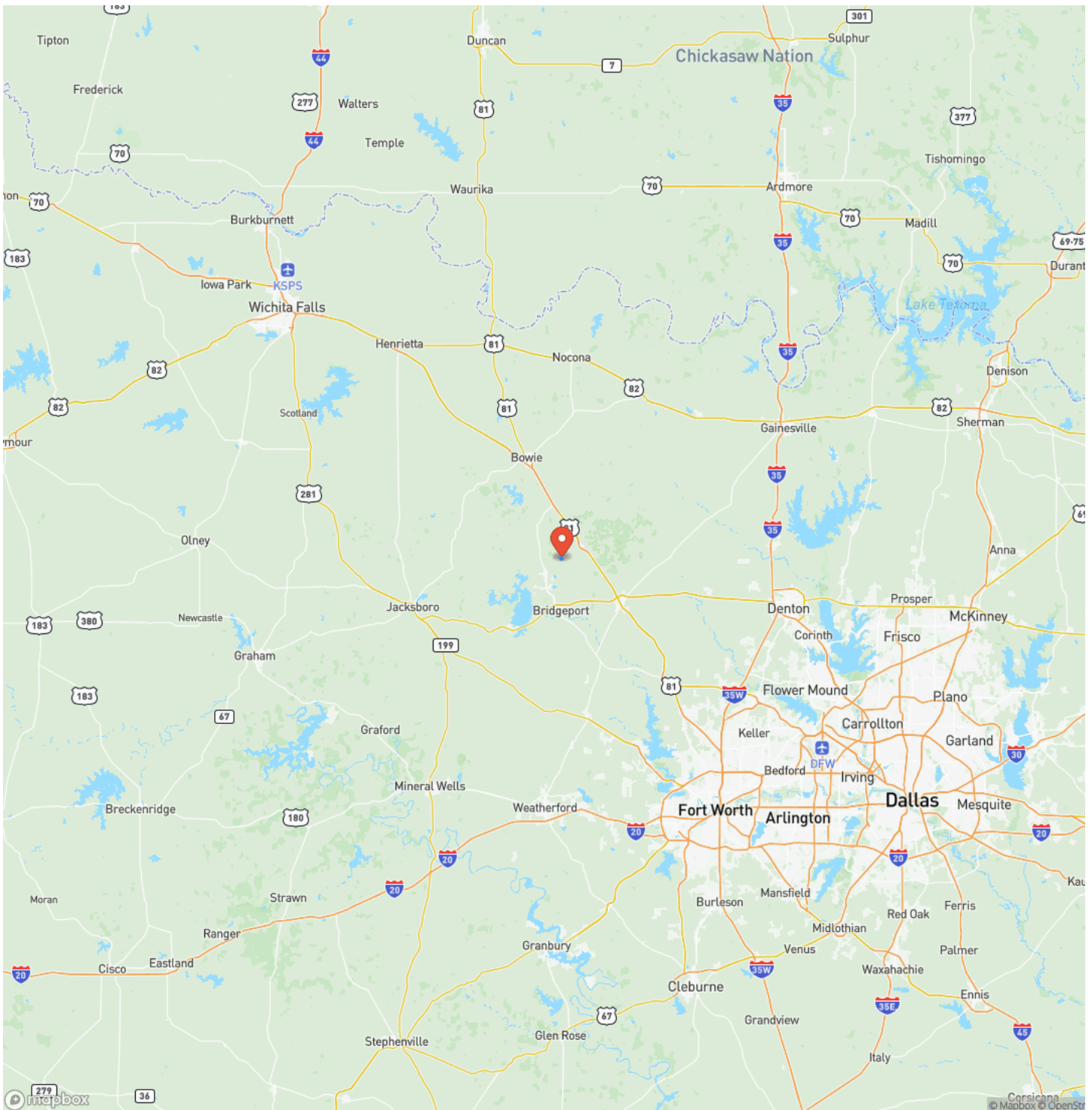
Tract 3 El Chico Ranch
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Locator Map



Locator Map



Satellite Map



Tract 3 El Chico Ranch
Alvord, TX / Wise County

LISTING REPRESENTATIVE

For more information contact:



Representative

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phillip.dodd@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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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