

Tract 16 El Chico Ranch
408 County Road 1475
Alvord, TX 76266

\$315,000
18± Acres
Wise County



**Tract 16 El Chico Ranch
Alvord, TX / Wise County**

SUMMARY

Address

408 County Road 1475

City, State Zip

Alvord, TX 76266

County

Wise County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

33.327075 / -97.758013

Acreage

18

Price

\$315,000

Property Website

<https://arrowheadlandcompany.com/property/tract-16-el-chico-ranch-wise-texas/101789/>



Tract 16 El Chico Ranch Alvord, TX / Wise County

PROPERTY DESCRIPTION

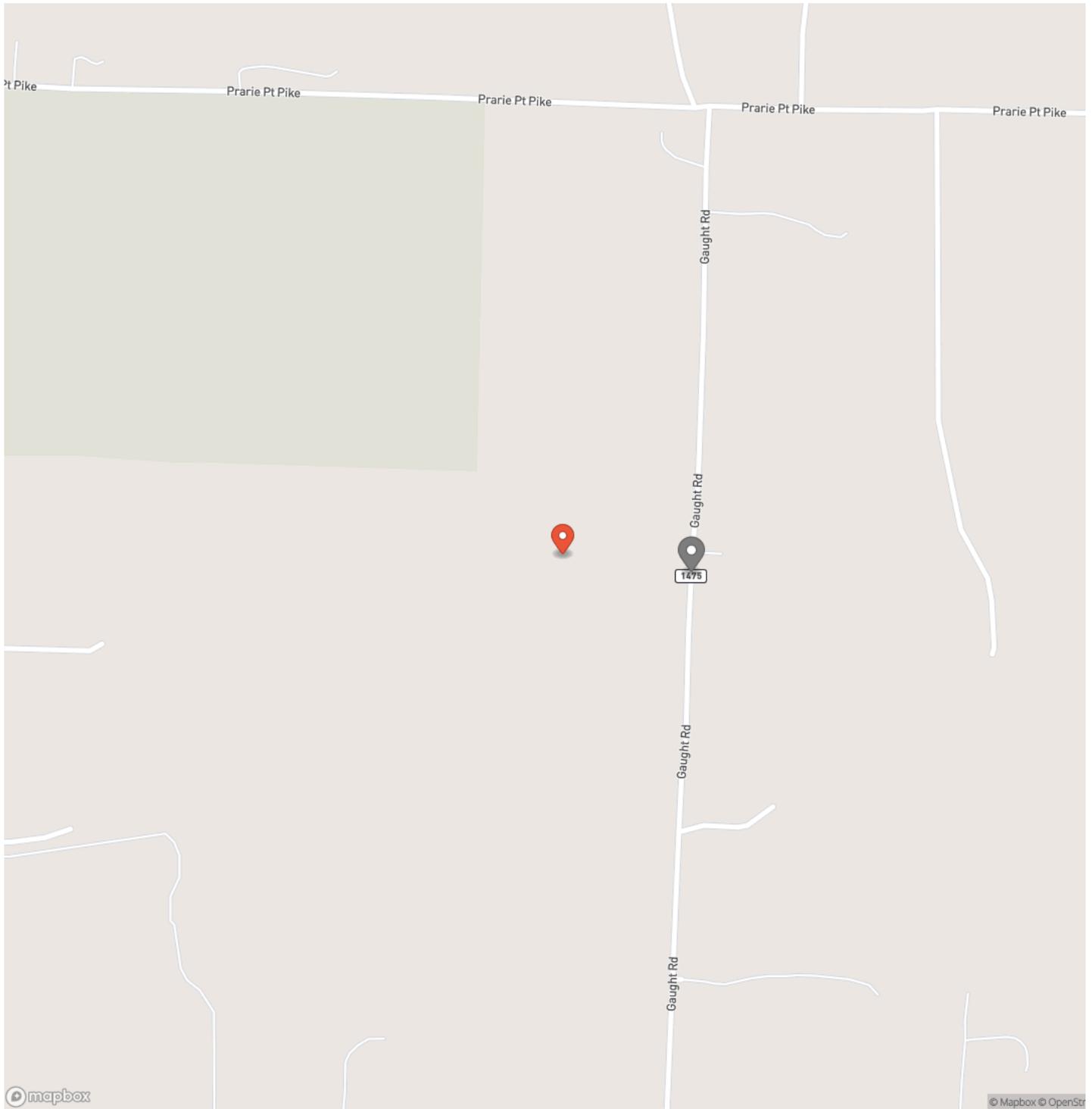
Welcome to your slice of the country in Wise County. This 18+/- beautiful acres offers the perfect blend of open pasture and scattered trees! This property features an ideal homesite overlooking a nice-sized stock tank, making it a great spot to build your dream home. Whether you're bringing cattle, 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.



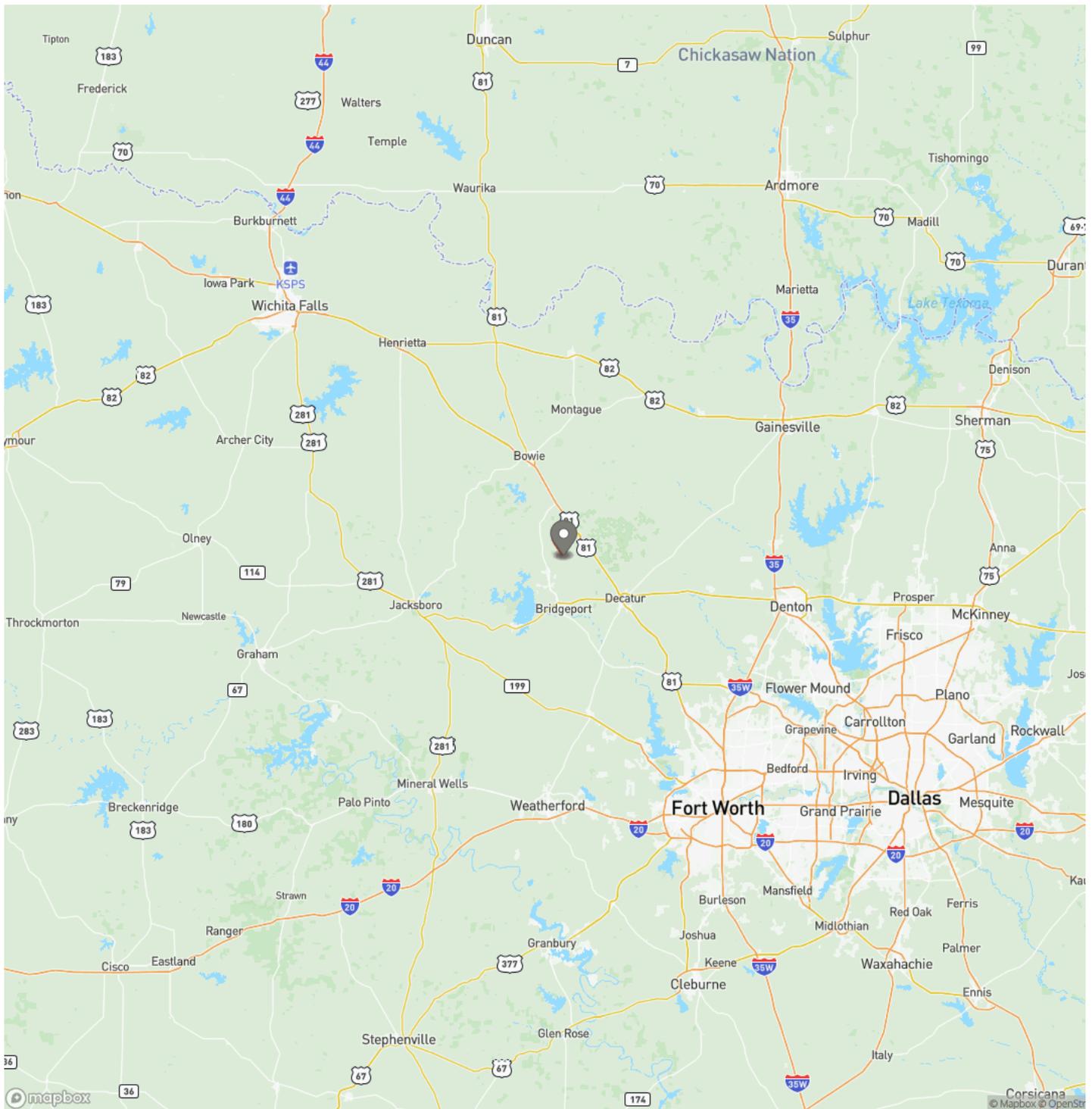
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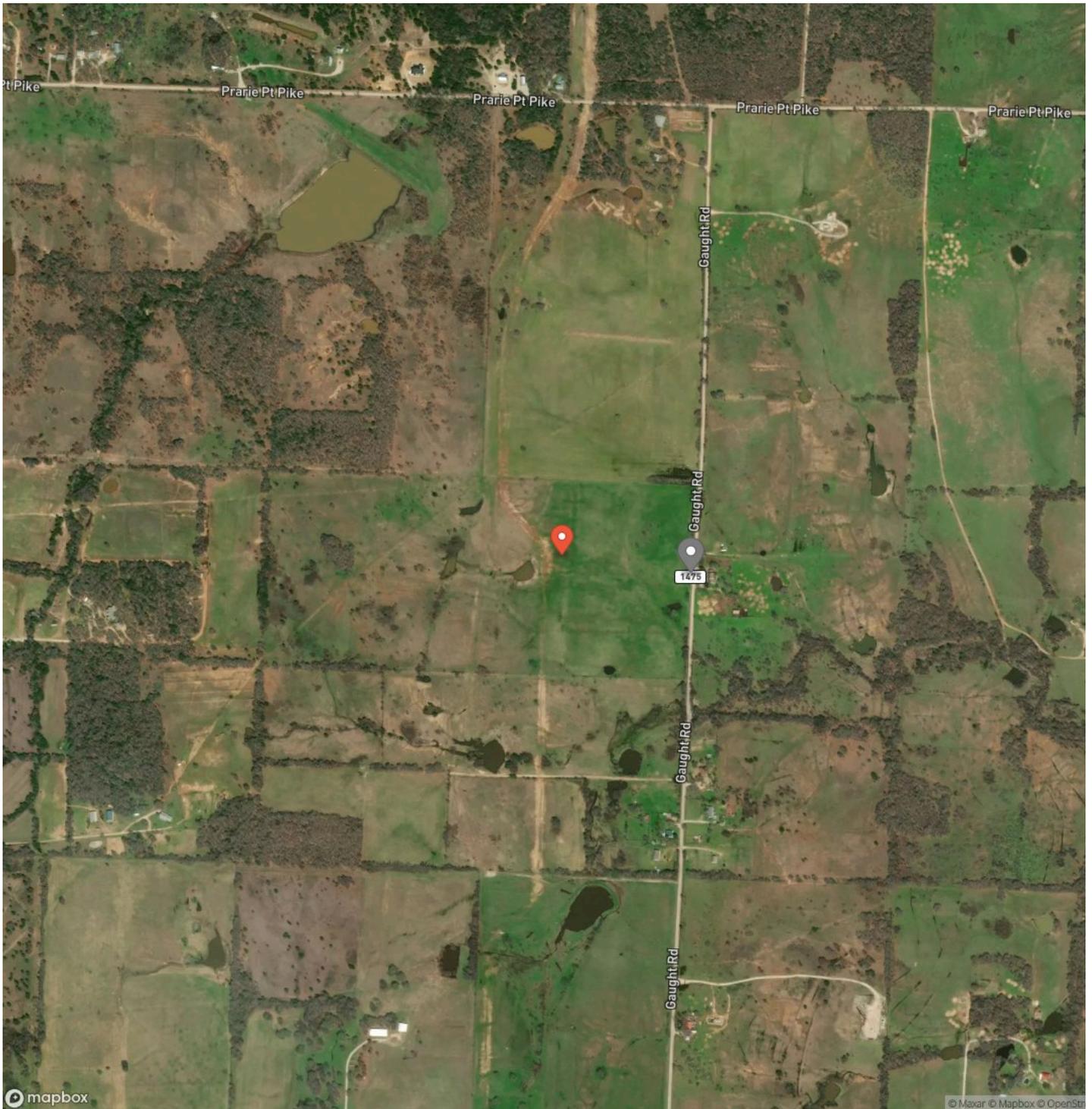
Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

