

Tract 11 El Chico Ranch
390 County Rd 1475
Alvord, TX 76225

\$299,000
11.44± Acres
Wise County



Tract 11 El Chico Ranch
Alvord, TX / Wise County

SUMMARY

Address

390 County Rd 1475 null

City, State Zip

Alvord, TX 76225

County

Wise County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

33.3338 / -97.7557

Dwelling Square Feet

1,000

Bedrooms / Bathrooms

2 / 1

Acreage

11.44

Price

\$299,000

Property Website

<https://arrowheadlandcompany.com/property/tract-11-el-chico-ranch-/wise/texas/108455/>



Tract 11 El Chico Ranch Alvord, TX / Wise County

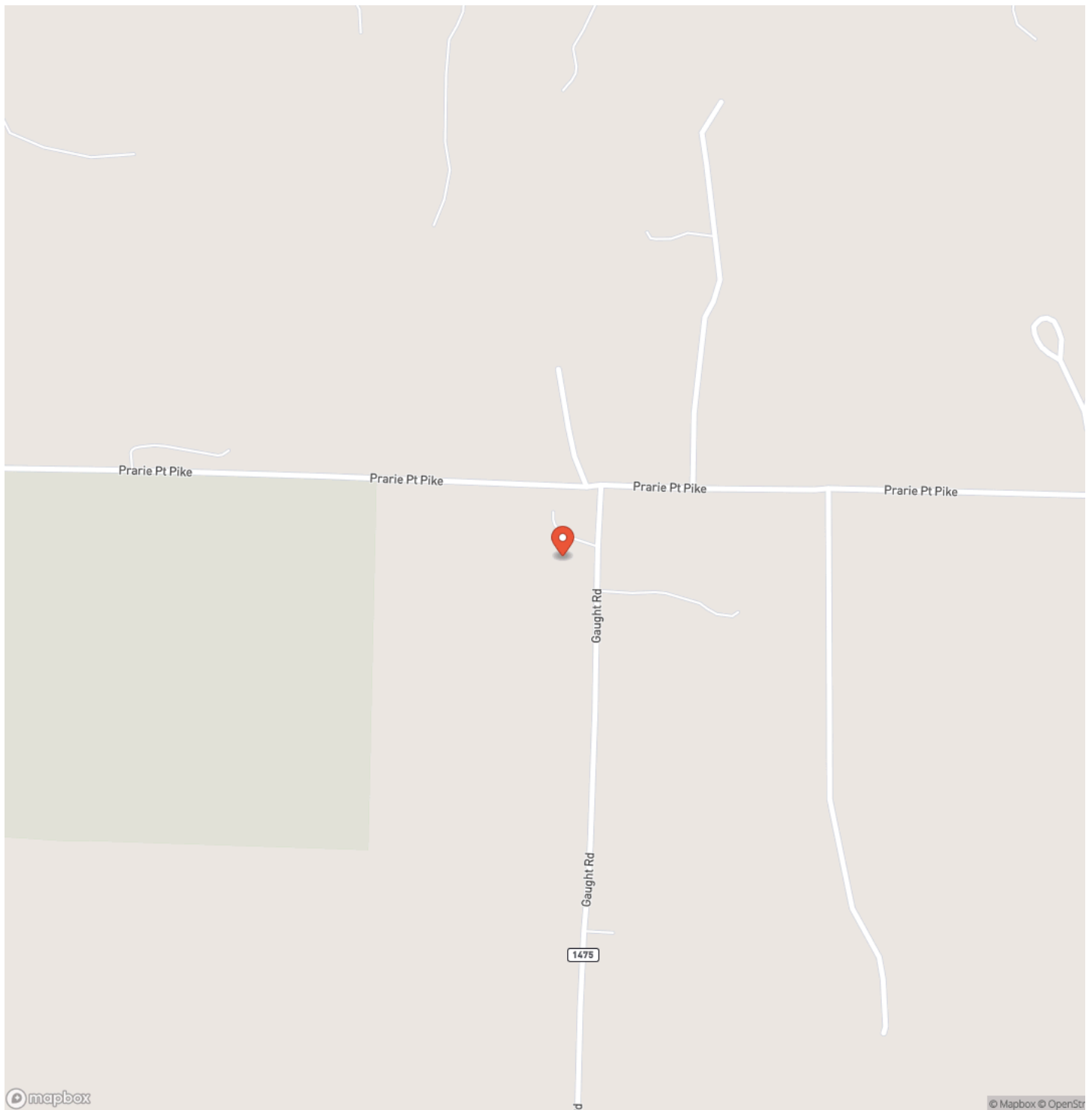
PROPERTY DESCRIPTION

Take a look at this beautiful 11.44 +/- acre tract in Wise County, Texas! Tucked behind a gated entrance and surrounded by brand-new fencing, this property is ready for a weekend retreat, full-time residence, or hobby farm. The property features a 2-bedroom, 1-bath cabin nestled among scattered mature oak trees that provide shade and a peaceful setting. A large barn offers ample space for equipment, storage, or projects and includes two separate rooms inside, creating additional flexibility for an office, dedicated workshop area, or storage space. The land is highlighted by beautiful scattered oaks throughout, while trees line the road enhancing both privacy and curb appeal. The open pasture areas provide room for livestock, recreation, or future improvements, making this property well-suited for a variety of uses. Whether you're looking for a quiet country homesite, a weekend getaway, or a manageable property with useful improvements already in place, Tract 11 of El Chico Ranch brings you a great opportunity to own land in a desirable Wise County location! This property is conveniently located just +/- 8 minutes from Alvord, +/- 11 minutes from Chico, and only 1 hour and 18 +/- minutes from Dallas. 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.

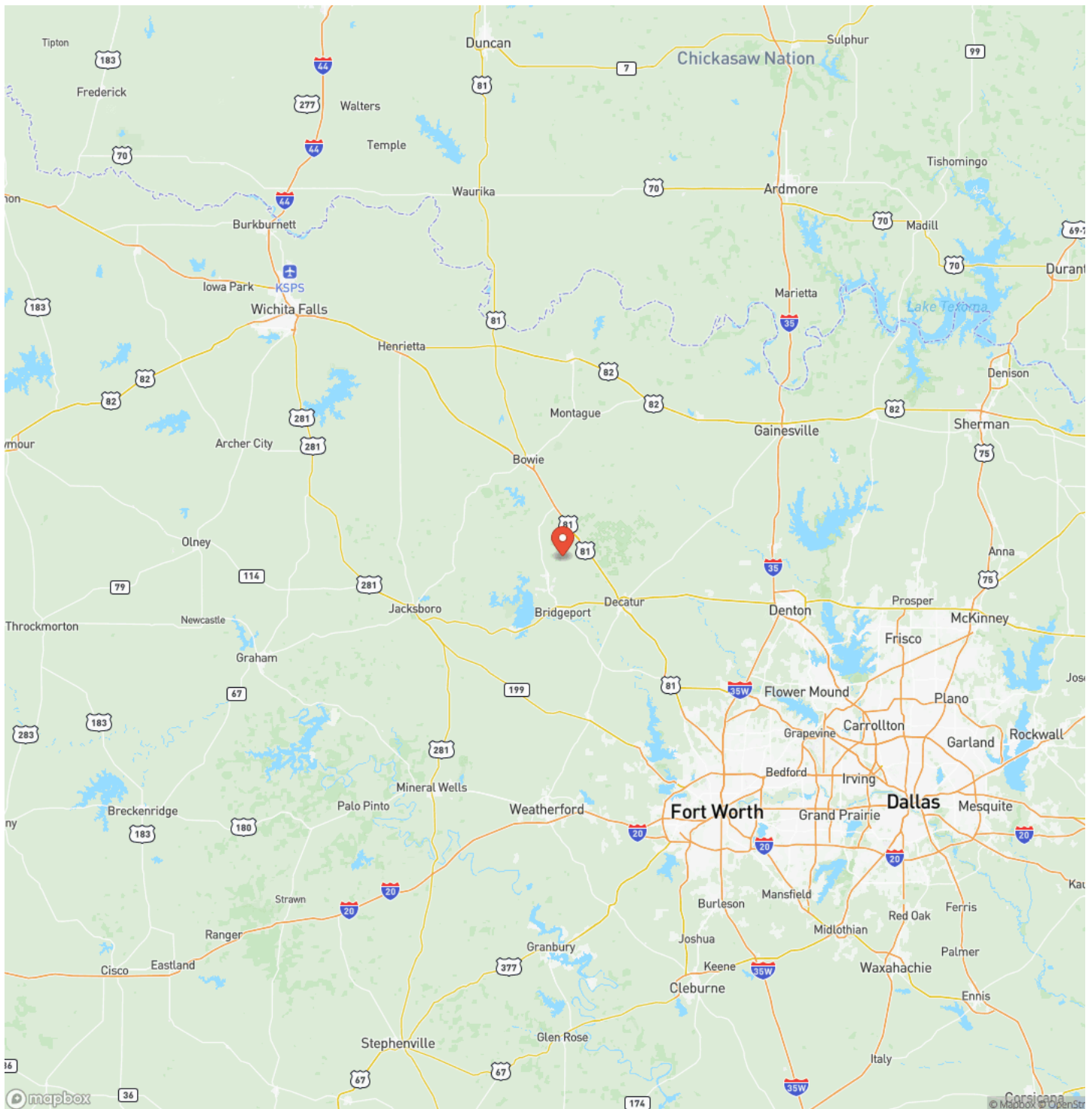
**Tract 11 El Chico Ranch
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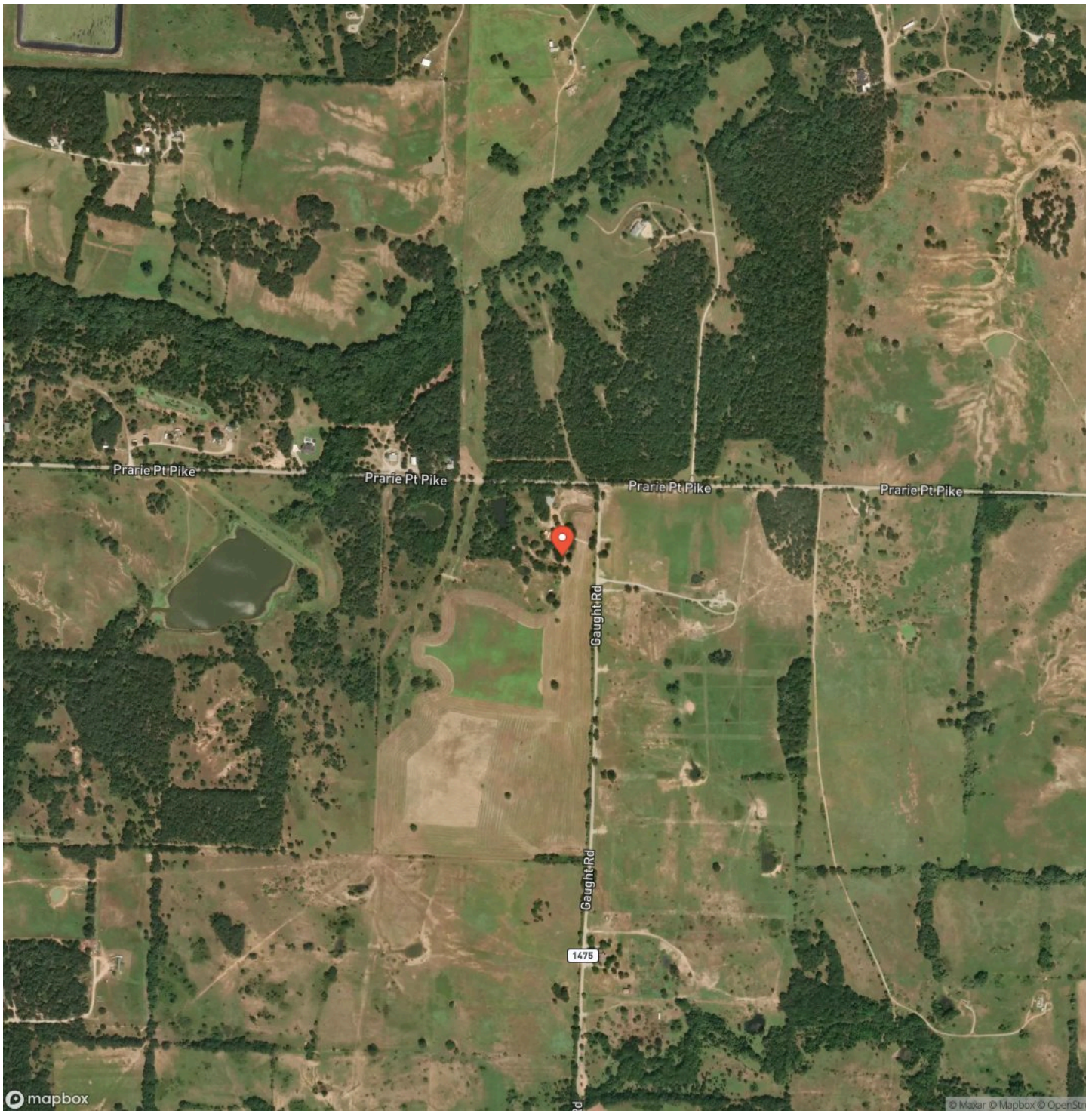
Locator Map



Locator Map



Satellite Map



**Tract 11 El Chico Ranch
Alvord, TX / Wise County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Dodd

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NOTES

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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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