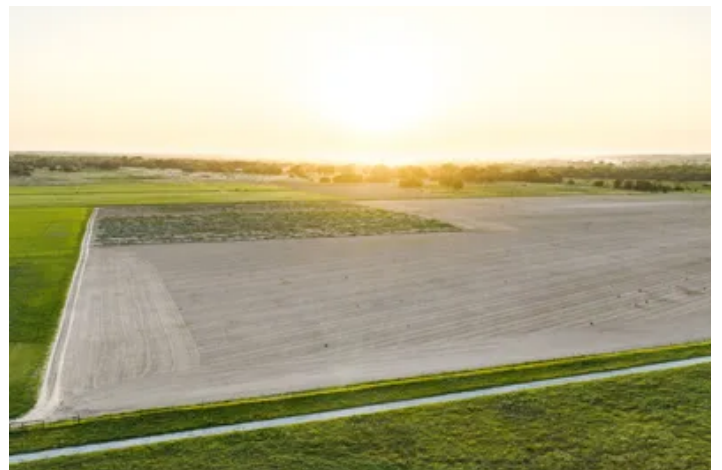


The Lewis Ranch
FM 51
Boyd, TX 76023

\$3,558,883
263.6± Acres
Wise County



The Lewis Ranch
Boyd, TX / Wise County

SUMMARY

Address

FM 51

City, State Zip

Boyd, TX 76023

County

Wise County

Type

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

Latitude / Longitude

33.091 / -97.6474

Acreage

263.6

Price

\$3,558,883

Property Website

<https://arrowheadlandcompany.com/property/the-lewis-ranch-wise-texas/113025/>



PROPERTY DESCRIPTION

The Lewis Ranch is a rare legacy property, offered for sale for the first time in over 100 years, and the kind of property that's becoming harder and harder to find in Wise County. Its proximity to the FM 51 and Highway 114 interchange gives it strong long-term development potential in addition to its ranching and homesite appeal. Walnut Creek SUD has a water line in close proximity to property. Whether your plans include running cattle, building a home in the country, raising horses, or simply owning a piece of land the family can enjoy for generations, this ranch is set up to do it all. Seven ponds are scattered across the ranch, while Salt Creek winds through the property, providing dependable water for livestock and wildlife alike, and mature oak trees are spread throughout the landscape, offering shade for cattle during the summer months and beautiful cover for native wildlife. The ranch is well suited for a productive cattle operation with quality fencing and plenty of water, and in addition to the grazing ground, approximately 50 +/- acres of productive tillable acreage provide opportunities for farming or hay production. If building is in your future, you'll have several outstanding homesites to choose from, with rolling pasture, scattered oaks, and views of the ponds creating a beautiful setting for a custom home, plus plenty of room for a shop, barn, horse facilities, or even a roping arena, allowing you to build a place that fits your lifestyle. Accessing the ranch is easy thanks to approximately 1,742 +/- feet of paved road frontage on FM 51. The Lewis Ranch is located in one of North Texas' most desirable areas, offering the space and privacy of country living without giving up the convenience of nearby towns, sitting approximately 10 +/- miles from Decatur and Bridgeport and about 30 +/- miles from the DFW Metroplex, making it an easy drive to shopping, dining, employment, and everyday necessities while still enjoying life in the country. 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.

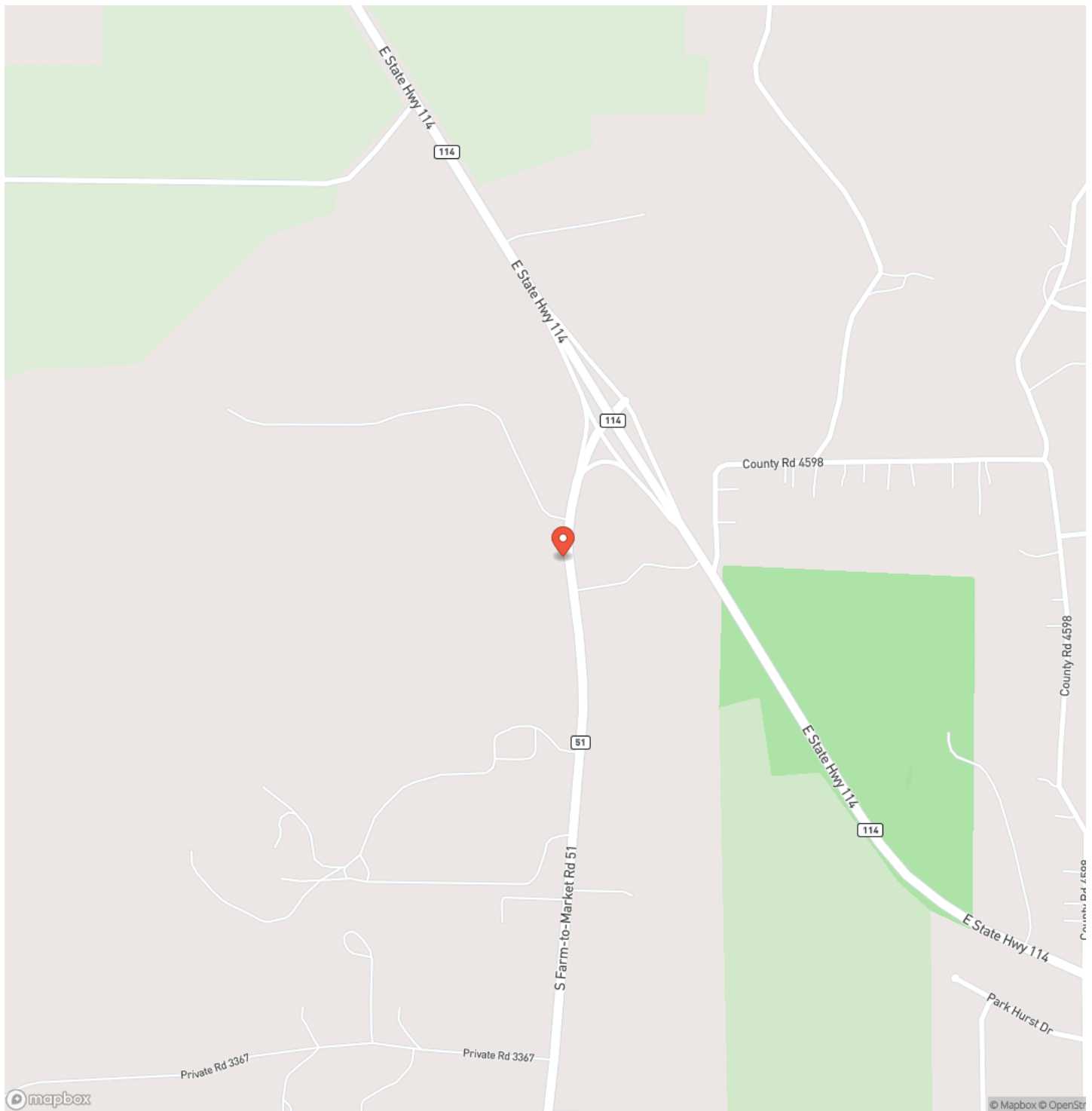
The Lewis Ranch
Boyd, TX / Wise County



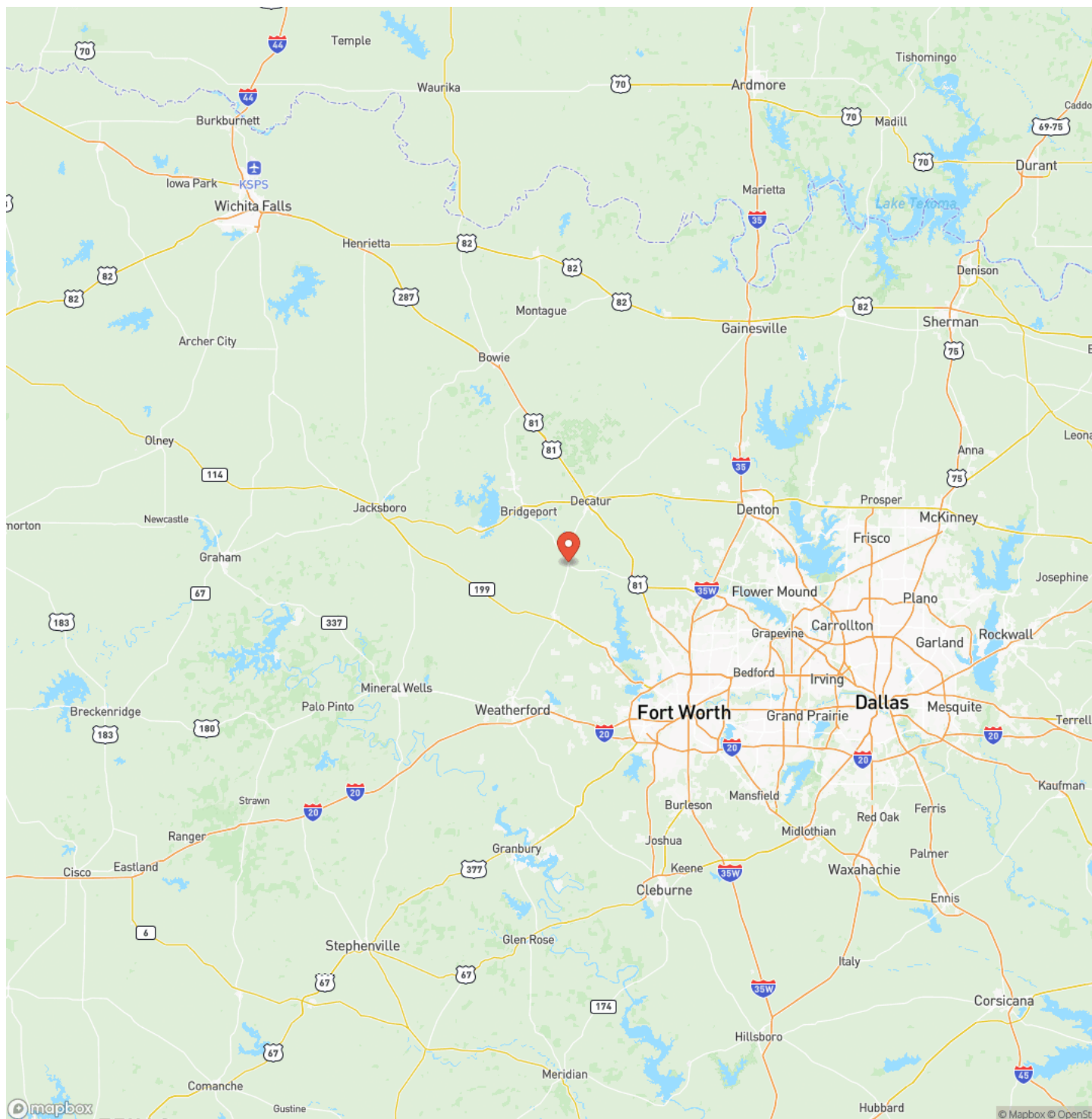
266 ACRES NEAR BOVD



Locator Map



Locator Map



Satellite Map



The Lewis Ranch Boyd, TX / Wise County

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Dodd

Mobile

(817) 915-2502

Office

(817) 915-2502

Email

phillip.dodd@arrowheadlandcompany.com

Address

City / State / Zip

Keller, TX 76248

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

