

Alvord Homesite
Gaught Road
Alvord, TX 76225

\$369,000
20.490± Acres
Wise County



Alvord Homesite
Alvord, TX / Wise County

SUMMARY

Address

Gaught Road

City, State Zip

Alvord, TX 76225

County

Wise County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

33.32502 / -97.753003

Acreage

20.490

Price

\$369,000

Property Website

<https://arrowheadlandcompany.com/property/alvord-homesite-wise-texas/83455/>



PROPERTY DESCRIPTION

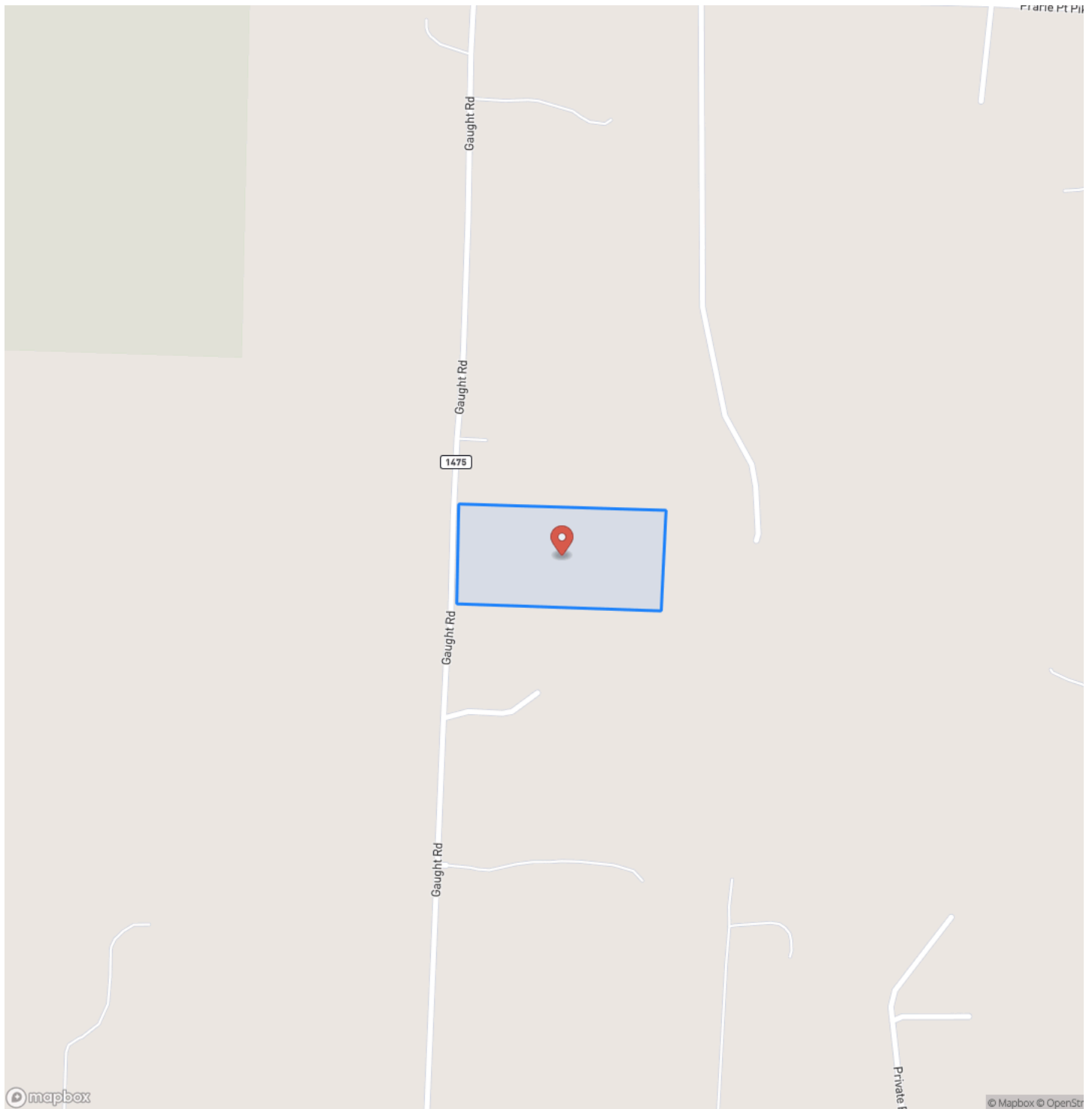
Take a look at this beautiful 20.49 +/- acre property in Wise County, Texas! Bring your plans for your dream home and don't forget your horse, cows and chickens. The west side of the property features a cleared area with county road frontage, making it an ideal build site for your new home on acreage. A nice creek runs through the property, with mature trees lining the creek bottom—creating a peaceful setting for recreation and a thriving habitat for wildlife. The crystal-clear pond offers a scenic spot to relax, fish, or simply enjoy time with friends and family. Ag Exempt. This property is conveniently located approximately 10 +/- minutes from Alvord, 20 +/- minutes from Decatur, and about 1 hour from Fort Worth. All showings are by appointment only. For more information or 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.

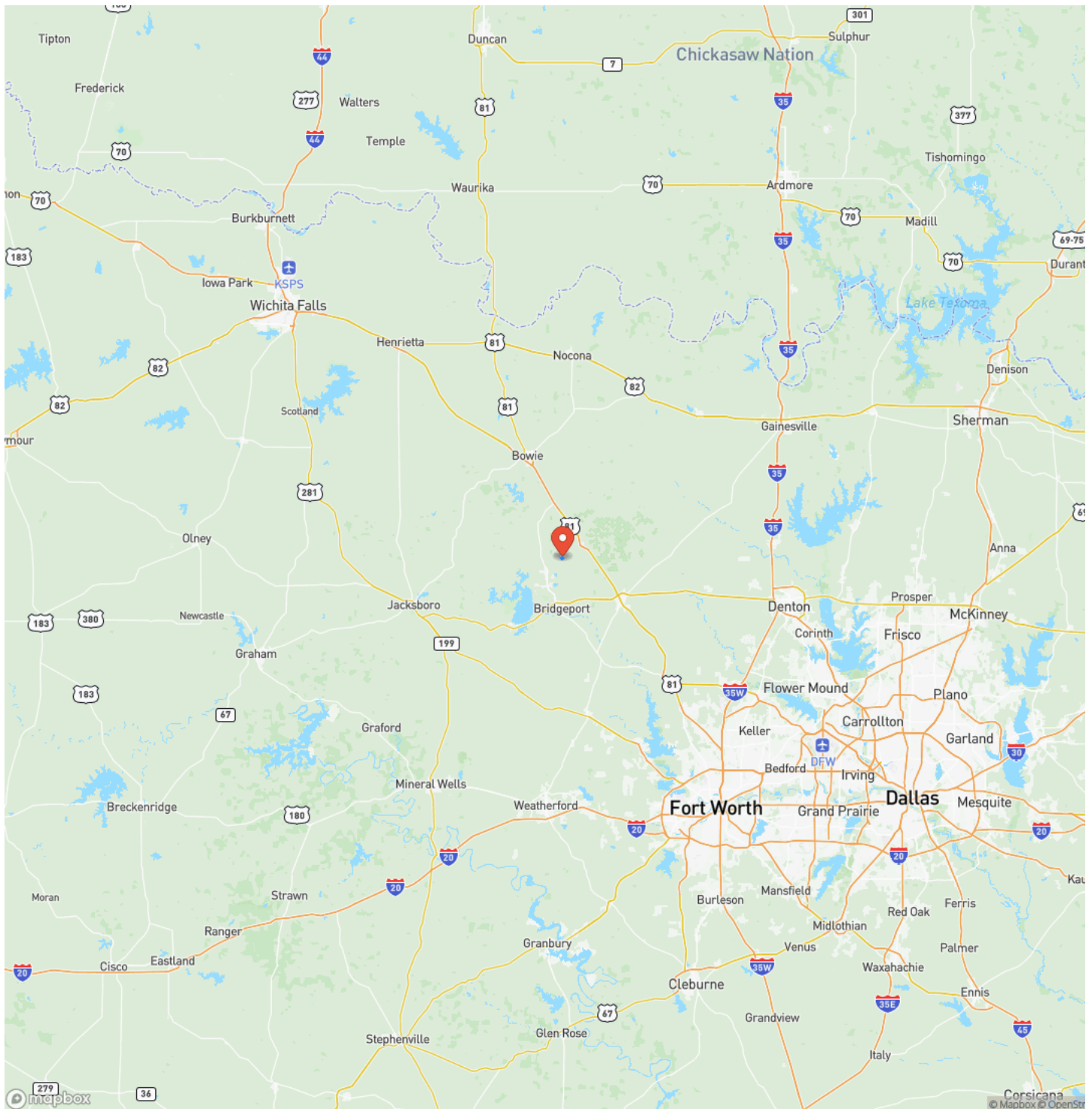
Alvord Homesite
Alvord, TX / Wise County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



www.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.

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