

Tract 17 El Chico Ranch
Gaught Rd
Alvord, TX 76225

\$308,765
16.690± Acres
Wise County



**Tract 17 El Chico Ranch
Alvord, TX / Wise County**

SUMMARY

Address

Gaught Rd

City, State Zip

Alvord, TX 76225

County

Wise County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

33.3256 / -97.75738

Acreage

16.690

Price

\$308,765

Property Website

<https://arrowheadlandcompany.com/property/tract-17-el-chico-ranch-wise-texas/103829/>



Tract 17 El Chico Ranch Alvord, TX / Wise County

PROPERTY DESCRIPTION

Take a look at this beautiful 16.69+/- acre tract in Wise County, Texas, an ideal opportunity for anyone looking to build, invest, or establish a peaceful country homestead! This property offers a great balance of open pasture with scattered tree coverage, giving you plenty of usable land while still maintaining a touch of natural privacy and character. The land is fully fenced and features a gated entrance, making it ready for livestock, recreational use, or immediate enjoyment. A single pond provides a reliable water source and adds both function and scenic appeal to the property. Property will include a new water well and electric on site ready for your meter, so bring your builder and plans and start living the country life. Whether you're looking to build a custom home on acreage, start a small ranch, or create a weekend getaway, this tract checks all the boxes. The mostly level terrain makes for easy building, while the wide-open space allows you to design your setup exactly how you want it. If you've been searching for a manageable-sized property with great potential in a desirable area of North Texas, this one is worth a serious look! This property is located just 9 +/- minutes from Alvord, 18+/- minutes from Decatur, and +/- 1 hour from DFW. 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).

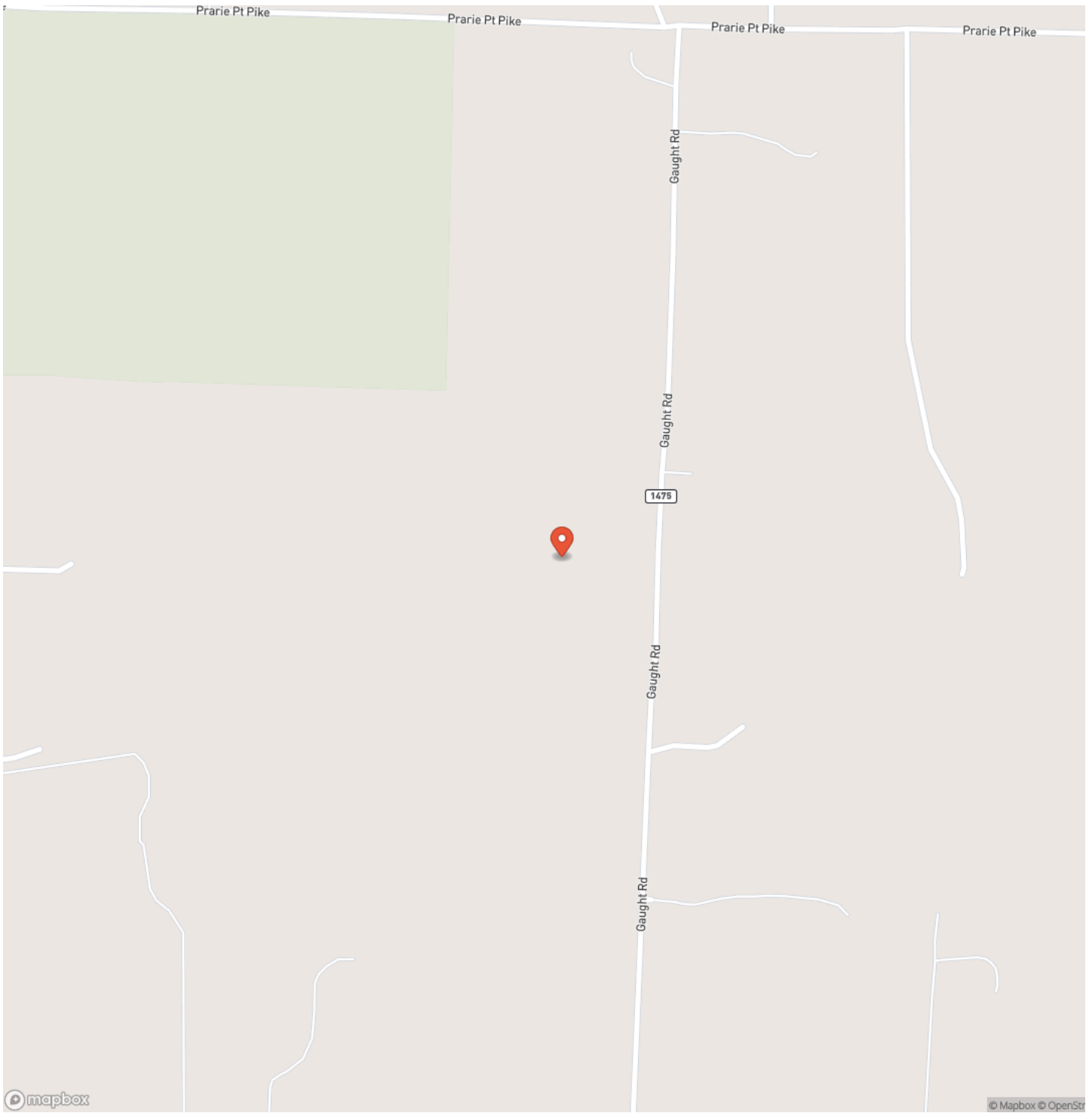
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



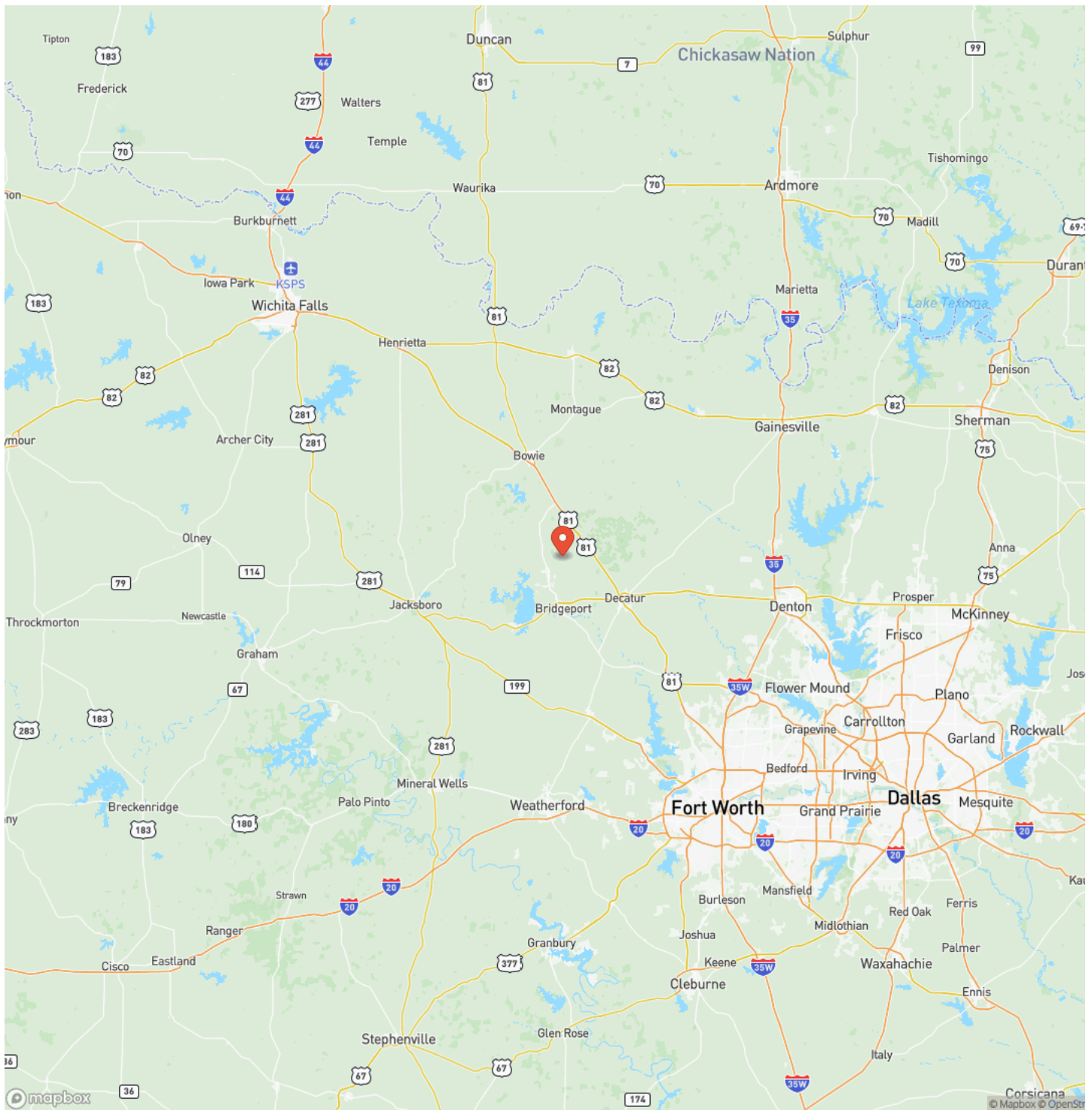
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Locator Map



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
<https://arrowheadlandcompany.com/>

