

Tract 13 El Chico Ranch  
County Road 1475  
Chico, TX 76431

**\$264,060**  
14.670± Acres  
Wise County



**Tract 13 El Chico Ranch  
Chico, TX / Wise County**

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**SUMMARY**

**Address**

County Road 1475

**City, State Zip**

Chico, TX 76431

**County**

Wise County

**Type**

Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

33.3304 / -97.7567

**Acreage**

14.670

**Price**

\$264,060

**Property Website**

<https://arrowheadlandcompany.com/property/tract-13-el-chico-ranch-wise-texas/100938/>



## Tract 13 El Chico Ranch Chico, TX / Wise County

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### **PROPERTY DESCRIPTION**

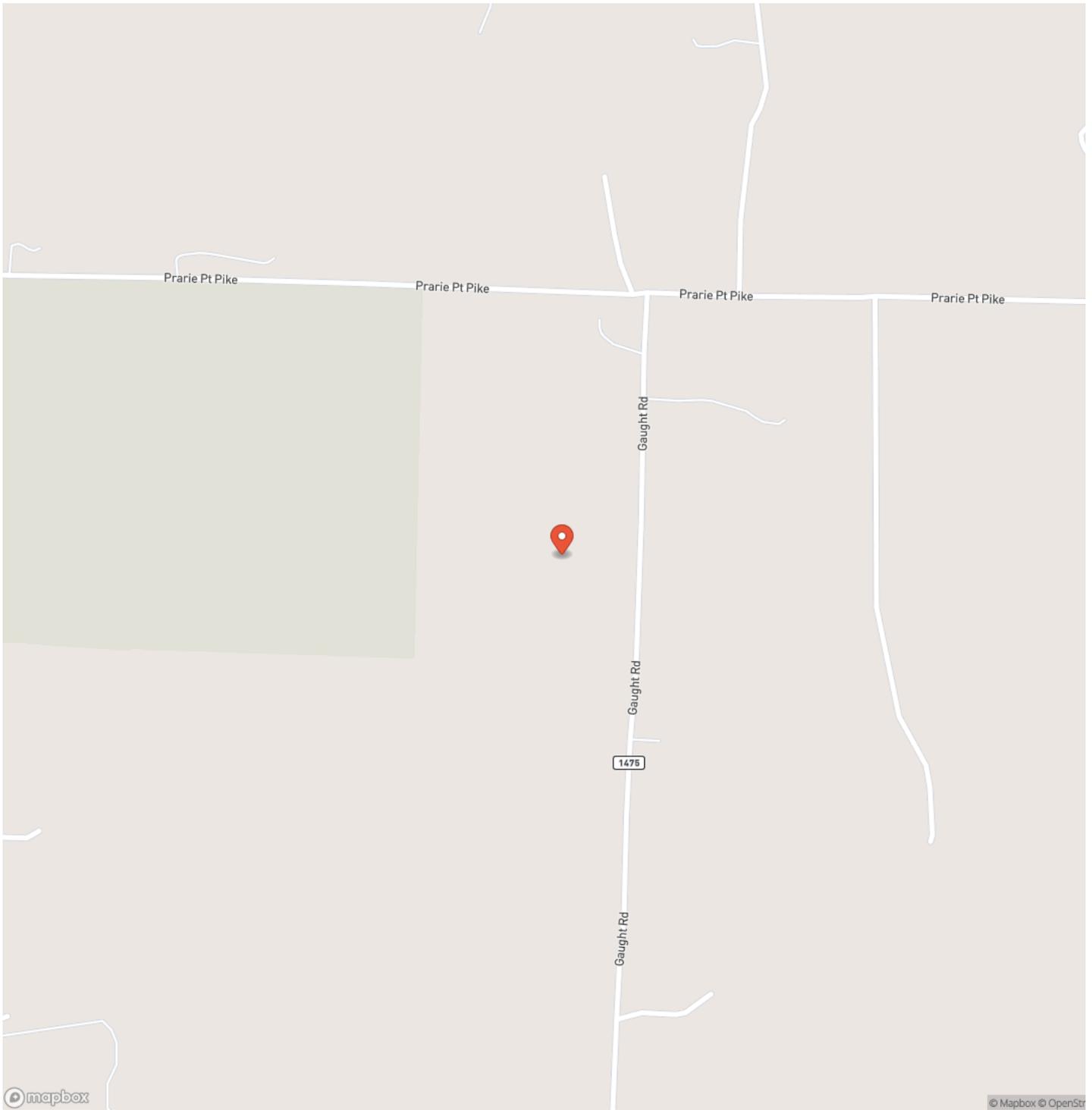
Escape to the peace and quiet of rural living in Wise County, Texas! This gorgeous property offers a beautiful country setting while still being located near local amenities making it an excellent location for your future home! With 14.67 ± acres, this tract provides plenty of space and opportunity for you to have a small hobby farm in addition to building your dream home. This tract features paved road frontage, providing easy access year-round for trucks, trailers, and heavy equipment. Electricity is already available and a water well is in place, helping make this property ready for your future home and reducing the work needed to begin building. It also features good fencing, making it well suited for livestock and agricultural use if desired. Whether you want horses, run a few head of cattle, or simply enjoy the extra space and privacy, this property offers flexibility for a variety of country living possibilities. Despite the quiet rural setting, you're still close to the conveniences of town with Decatur just 12 +/- miles away and the larger amenities, shopping, dining, and employment opportunities of Fort Worth 45 +/- miles away. This balance of peaceful country living and convenient access to nearby cities makes the property especially appealing! If you're looking for a quiet piece of Texas countryside in Wise County with room to spread out, this property offers the space, infrastructure, and location to make your vision a reality. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phillip 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.

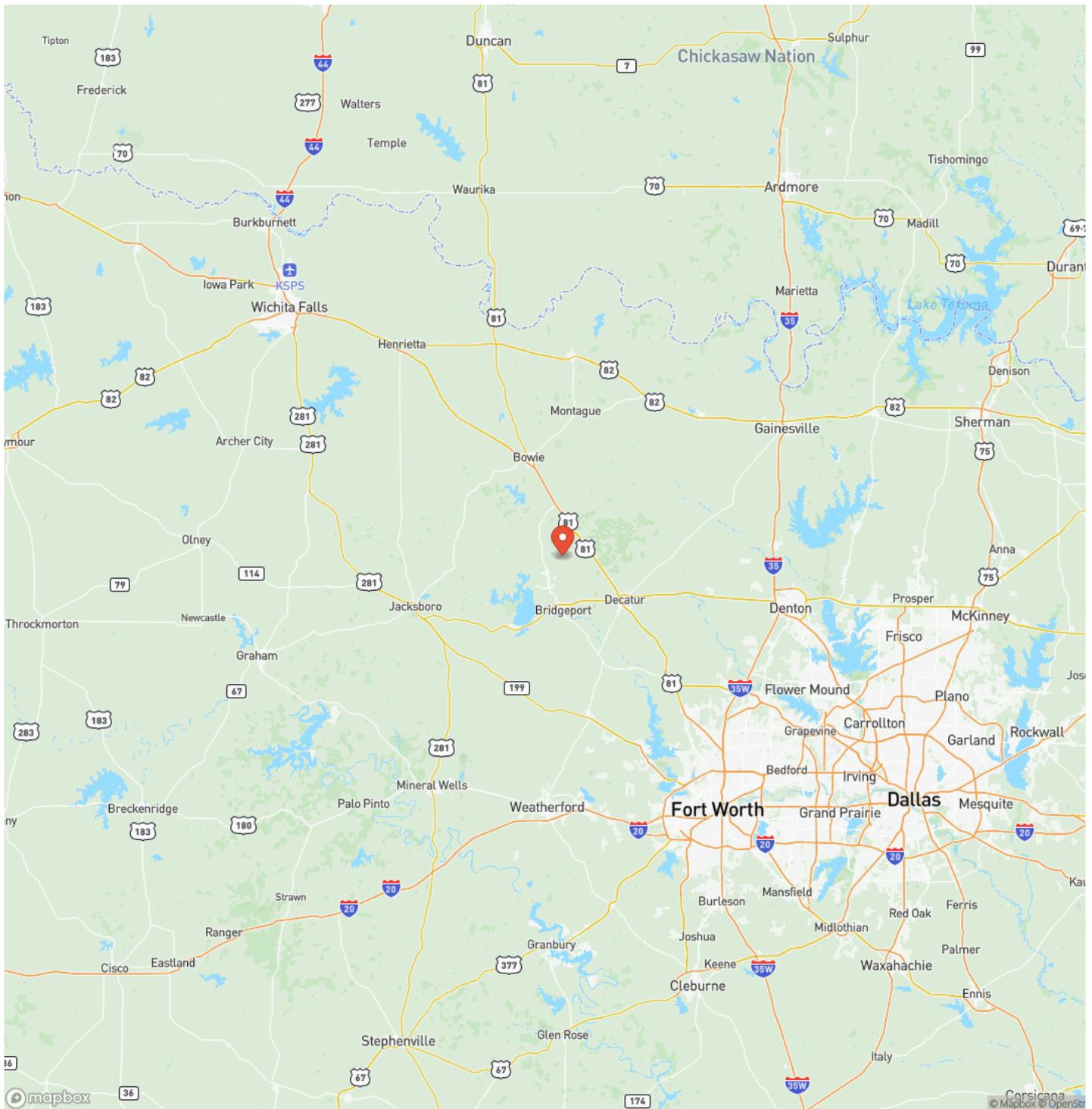
Tract 13 El Chico Ranch  
Chico, TX / Wise County



# Locator Map



# Locator Map



## Satellite Map







## **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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