

Tract 15 El Chico Ranch
384 County Road 1475
Alvord, TX 76266

\$271,800
15.1± Acres
Wise County



**Tract 15 El Chico Ranch
Alvord, TX / Wise County**

SUMMARY

Address

384 County Road 1475 null

City, State Zip

Alvord, TX 76266

County

Wise County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

33.3262 / -97.7559

Acreage

15.1

Price

\$271,800

Property Website

<https://arrowheadlandcompany.com/property/tract-15-el-chico-ranch/wise/texas/101787/>



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PROPERTY DESCRIPTION

If you are dreaming of wide-open spaces to escape to the country, look no further! This beautiful 15.10+/- acres is just the right spot for your new homestead. There is a small tank for livestock and the property is ag exempt. There are new fences, entry gate, electricity on site so bring your building plans and create your dream home with plenty of room for family, guests and your livestock to roam. Seller will be drilling new water well. Located a quick drive to Hwy 287 which provides you with an easy commute to Decatur, Denton and Fort Worth. 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:817-915-2502).

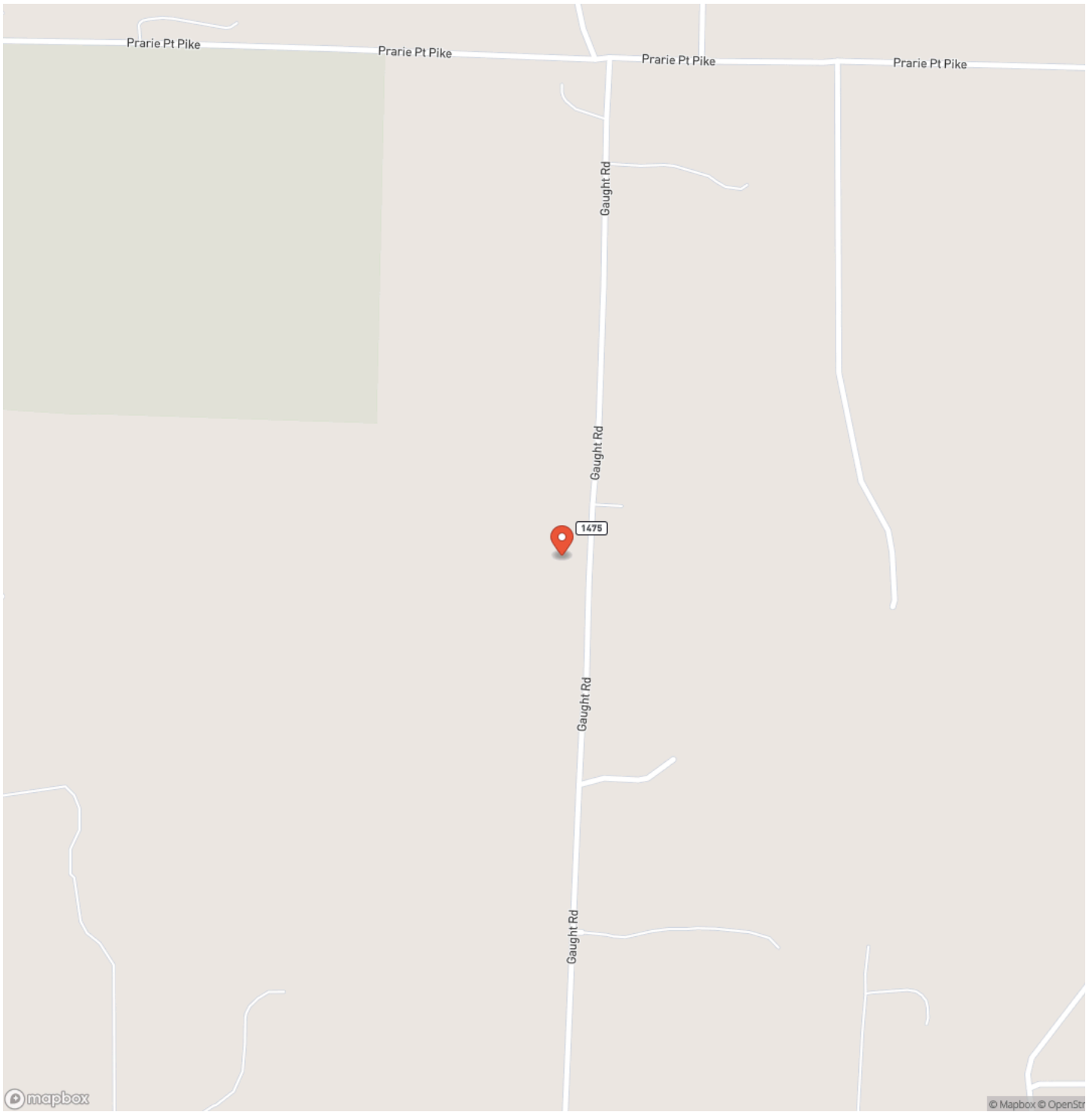
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



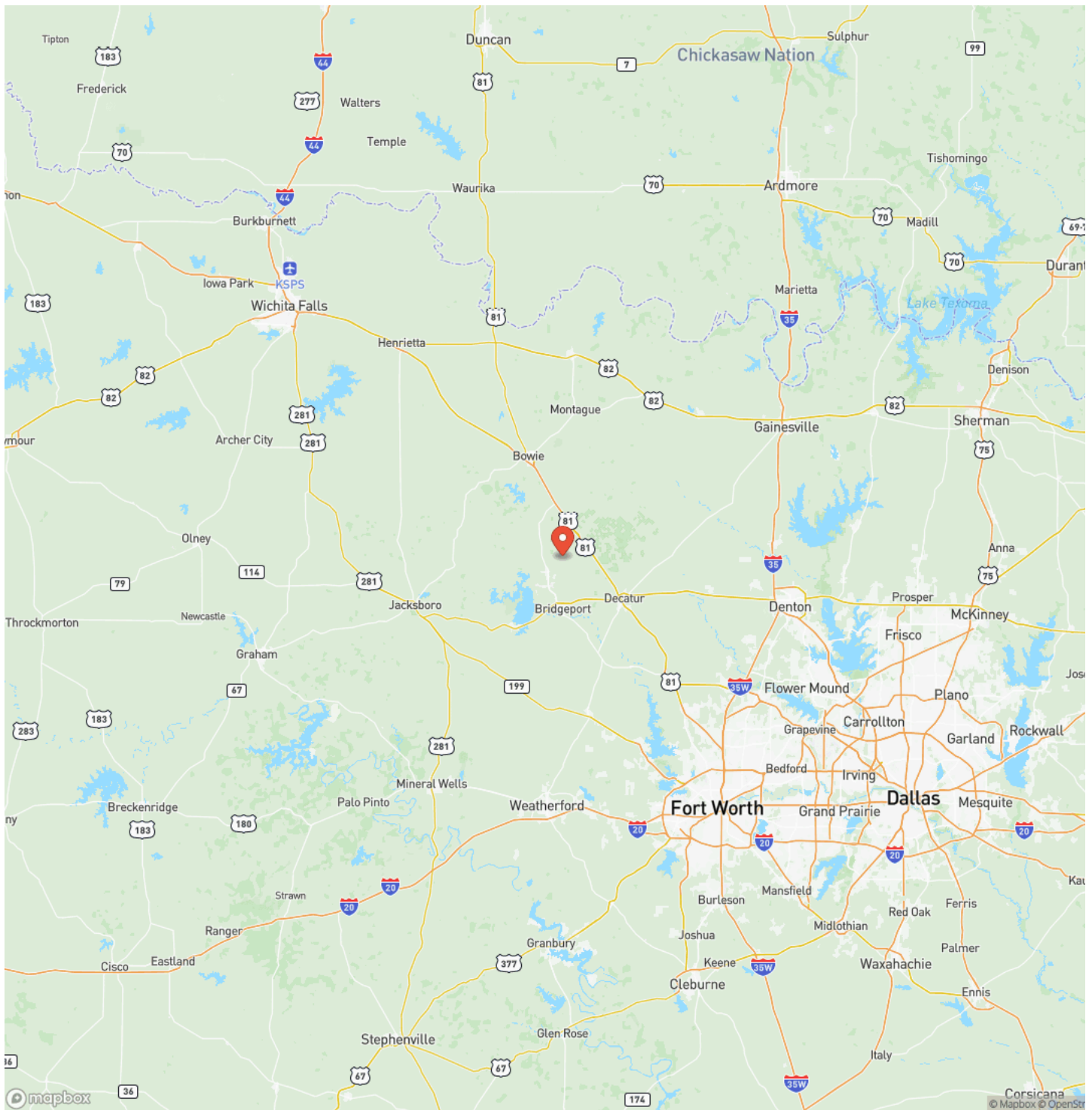
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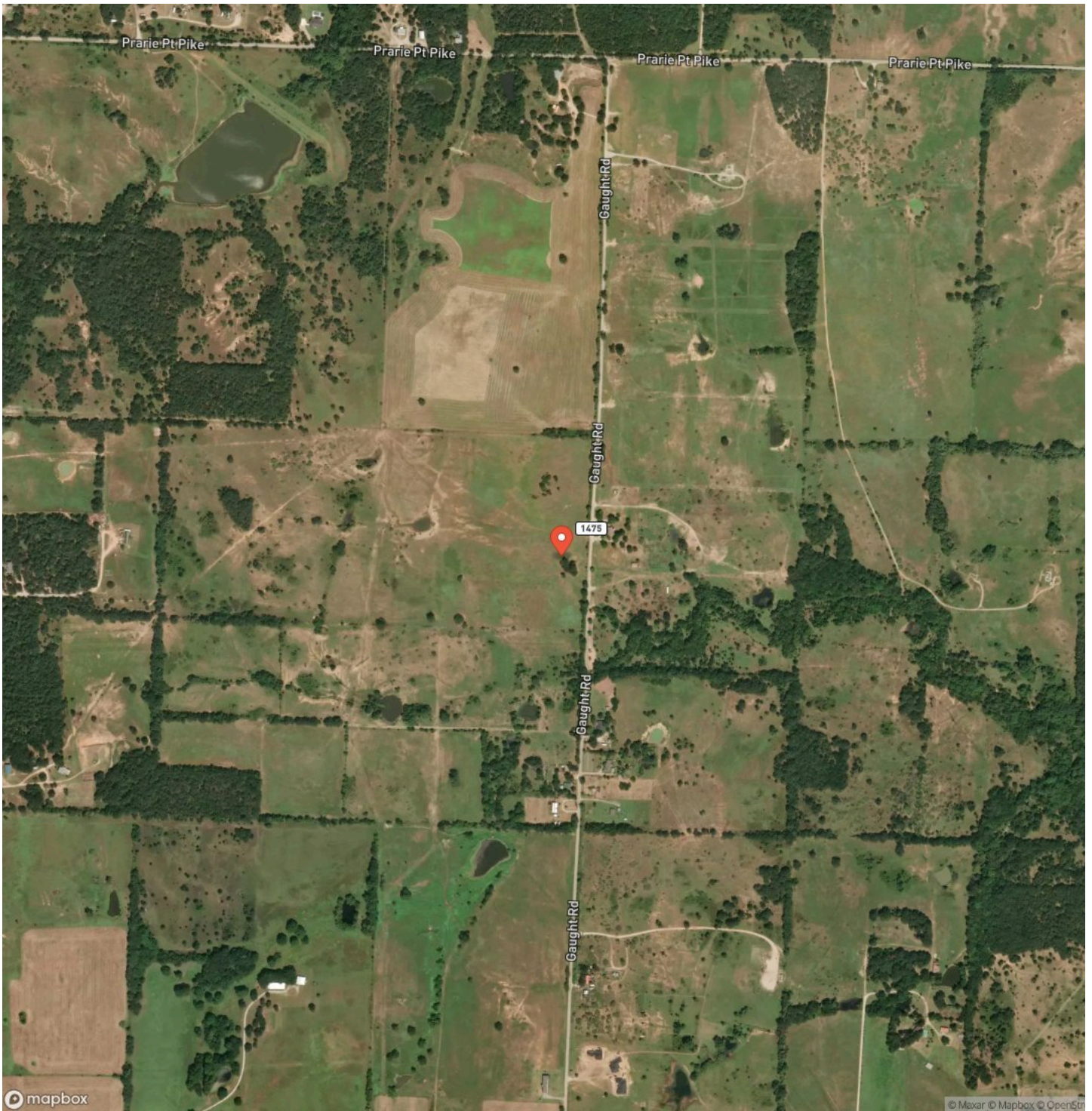
Locator Map



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.

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