

Alvord Fixer-Upper on Acreage
Gaught Road
Alvord, TX 76225

\$470,000
17.350± Acres
Wise County



Alvord Fixer-Upper on Acreage

Alvord, TX / Wise County

SUMMARY

Address

Gaught Road

City, State Zip

Alvord, TX 76225

County

Wise County

Type

Farms, Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

33.326708 / -97.752933

Dwelling Square Feet

3052

Bedrooms / Bathrooms

5 / 4

Acreage

17.350

Price

\$470,000

Property Website

<https://arrowheadlandcompany.com/property/alvord-fixer-upper-on-acreage-wise-texas/83478/>



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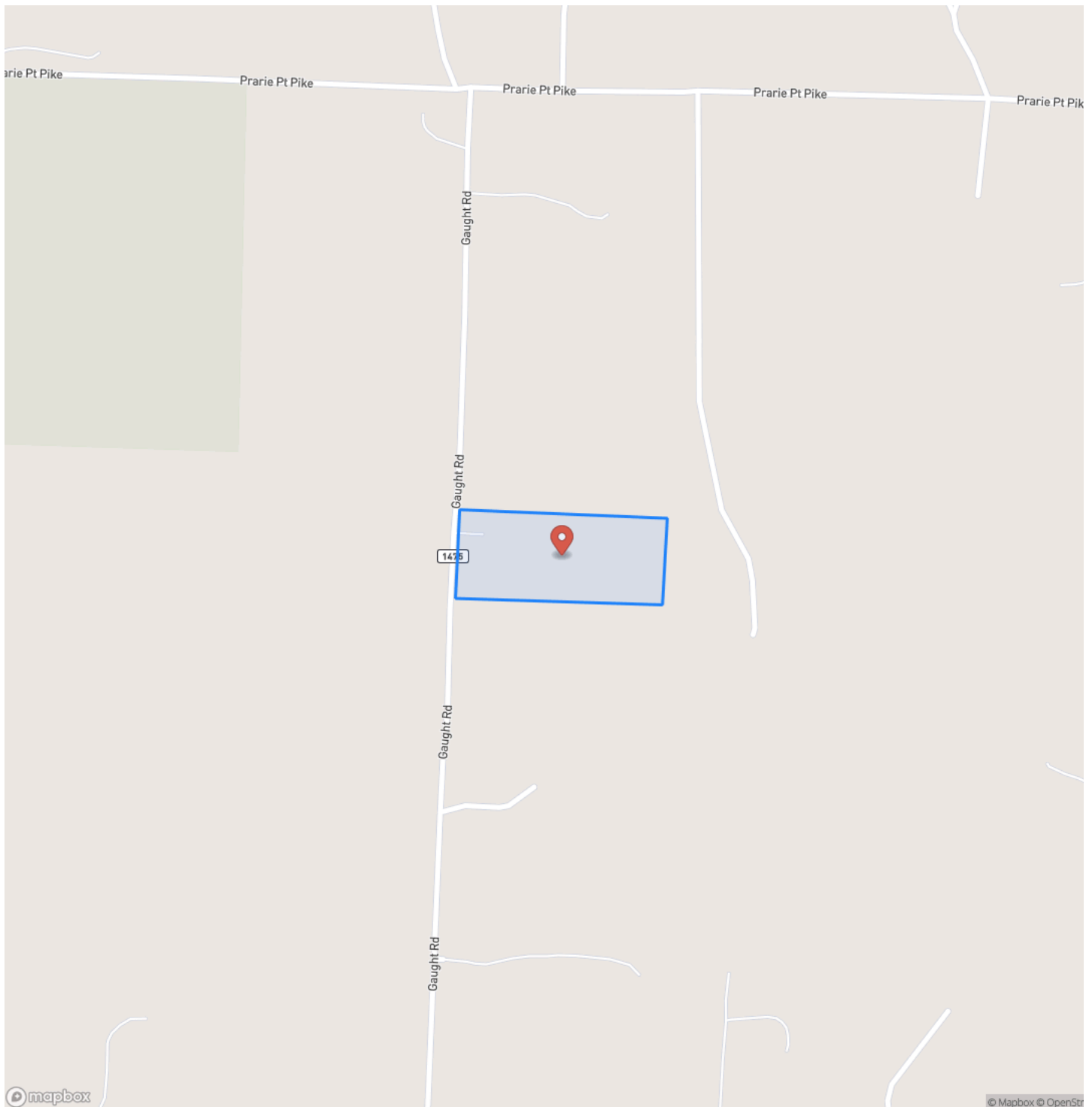
PROPERTY DESCRIPTION

Opportunity awaits on this 17.35 +/- acre property in Wise County, Texas! Featuring mostly open pasture ground, this versatile tract offers room to run livestock, have a recreational farm, or live out in a rural setting. The 5 bedroom, 4 bathroom home on the property is a fixer-upper, but has the potential to be renovated into your dream home! The small pond provides a great water source for livestock or recreational uses. There is a unique stone barn on the property that stands with character, offering plenty of storage or future project space with some cleanup. With great road access and wide-open views, this property provides the perfect foundation for a country lifestyle. This property is conveniently located 10+/- minutes from Alvord, 20 +/- minutes from Decatur, and approximately 1 hour from 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:8179152502).

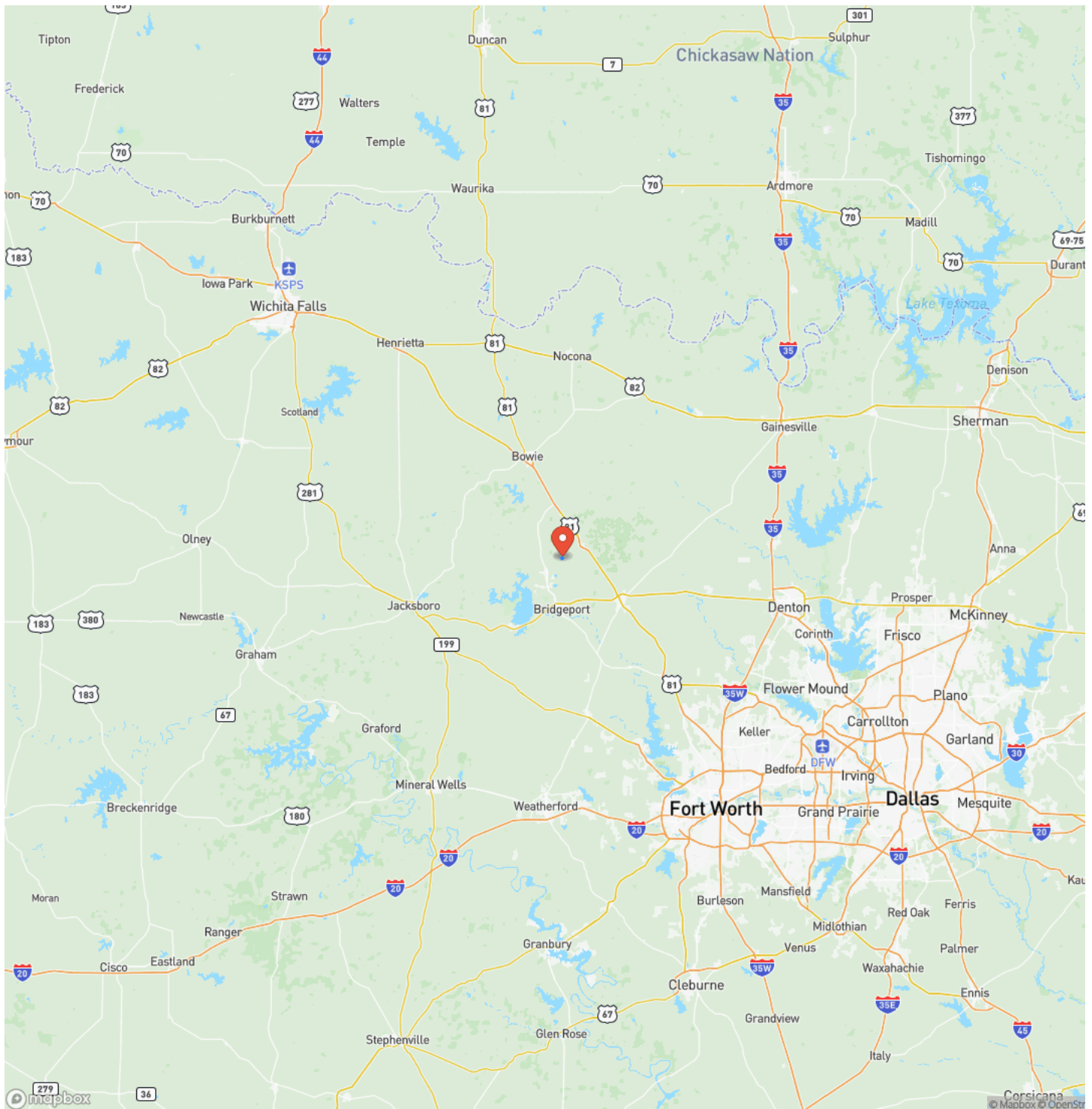
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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NOTES

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www.arrowheadlandcompany.com

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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