

Tract 14 El Chico Ranch
00 Gaught Road
Alvord, TX 76226

\$195,520
12.220± Acres
Wise County



Tract 14 El Chico Ranch
Alvord, TX / Wise County

SUMMARY

Address

00 Gaught Road

City, State Zip

Alvord, TX 76226

County

Wise County

Type

Farms, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

33.3294 / -97.7573

Acreage

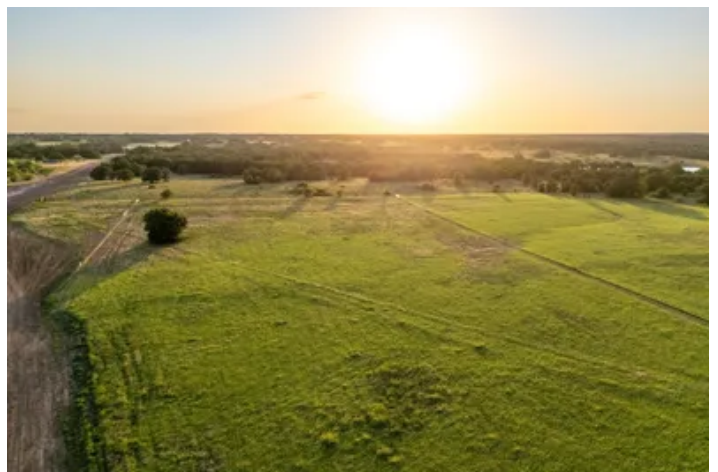
12.220

Price

\$195,520

Property Website

<https://arrowheadlandcompany.com/property/tract-14-el-chico-ranch-wise-texas/112607/>



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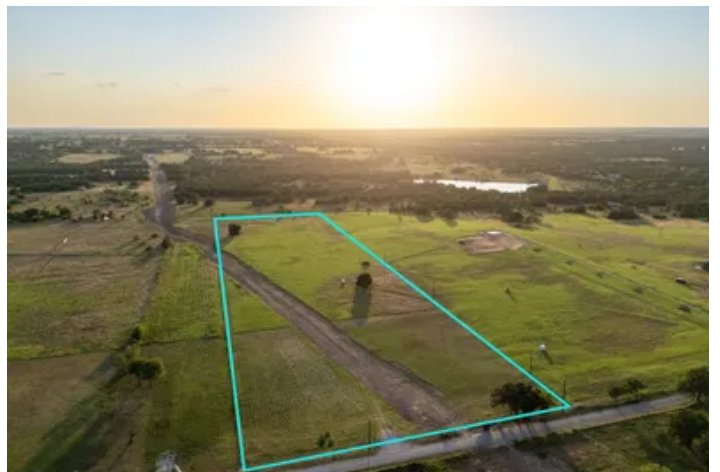
PROPERTY DESCRIPTION

If you are dreaming of wide-open spaces to escape to the country, look no further! Tract 14 of the El Chico Ranch in Wise County, Texas offers 12.22 +/- acres of beautiful pasture with scattered trees! There are new fences, entry gate, electricity on site and new water well, so bring your building plans and create your dream home with plenty of room for family, guests and your livestock to roam. 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:8179152502).

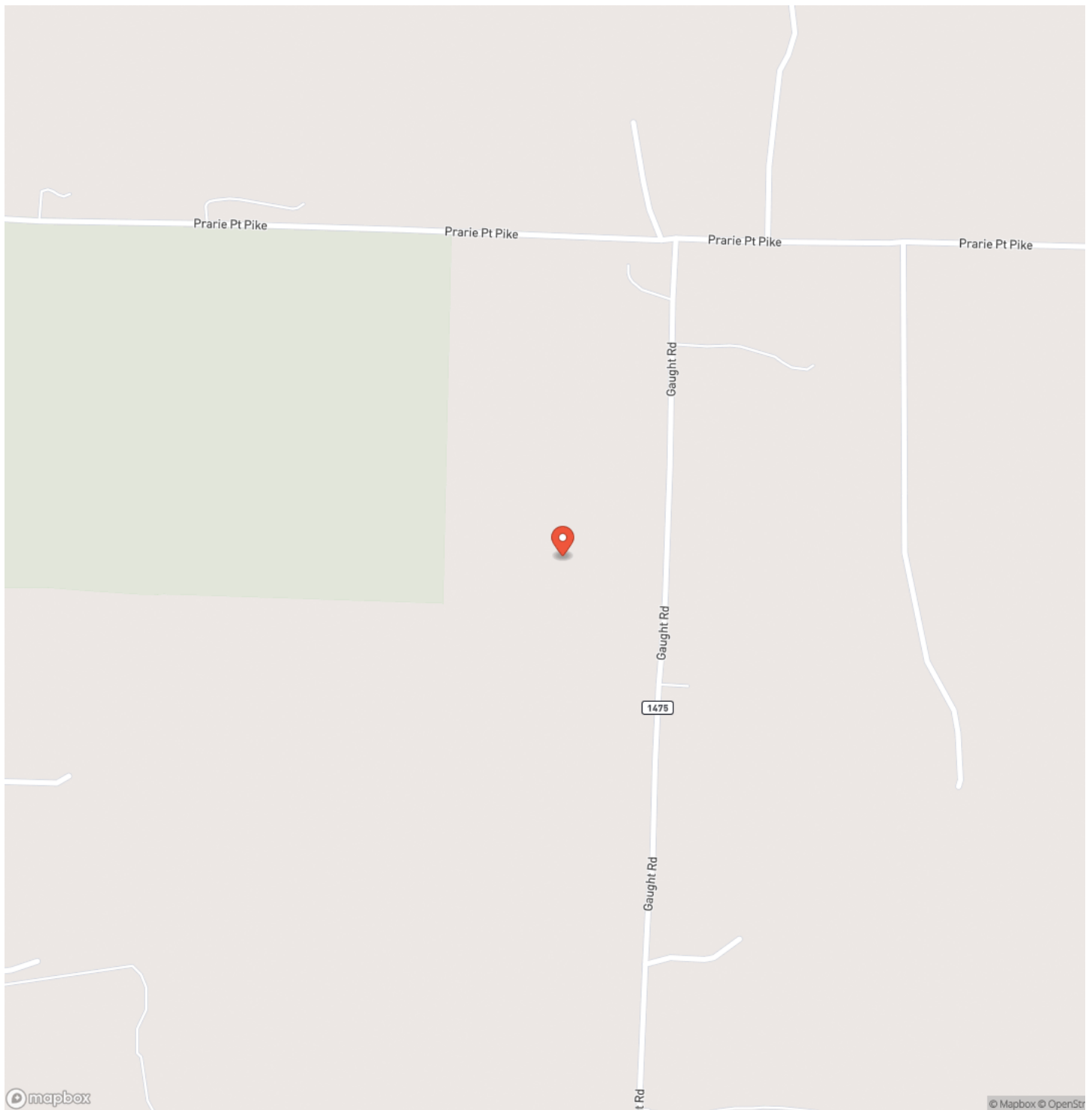
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



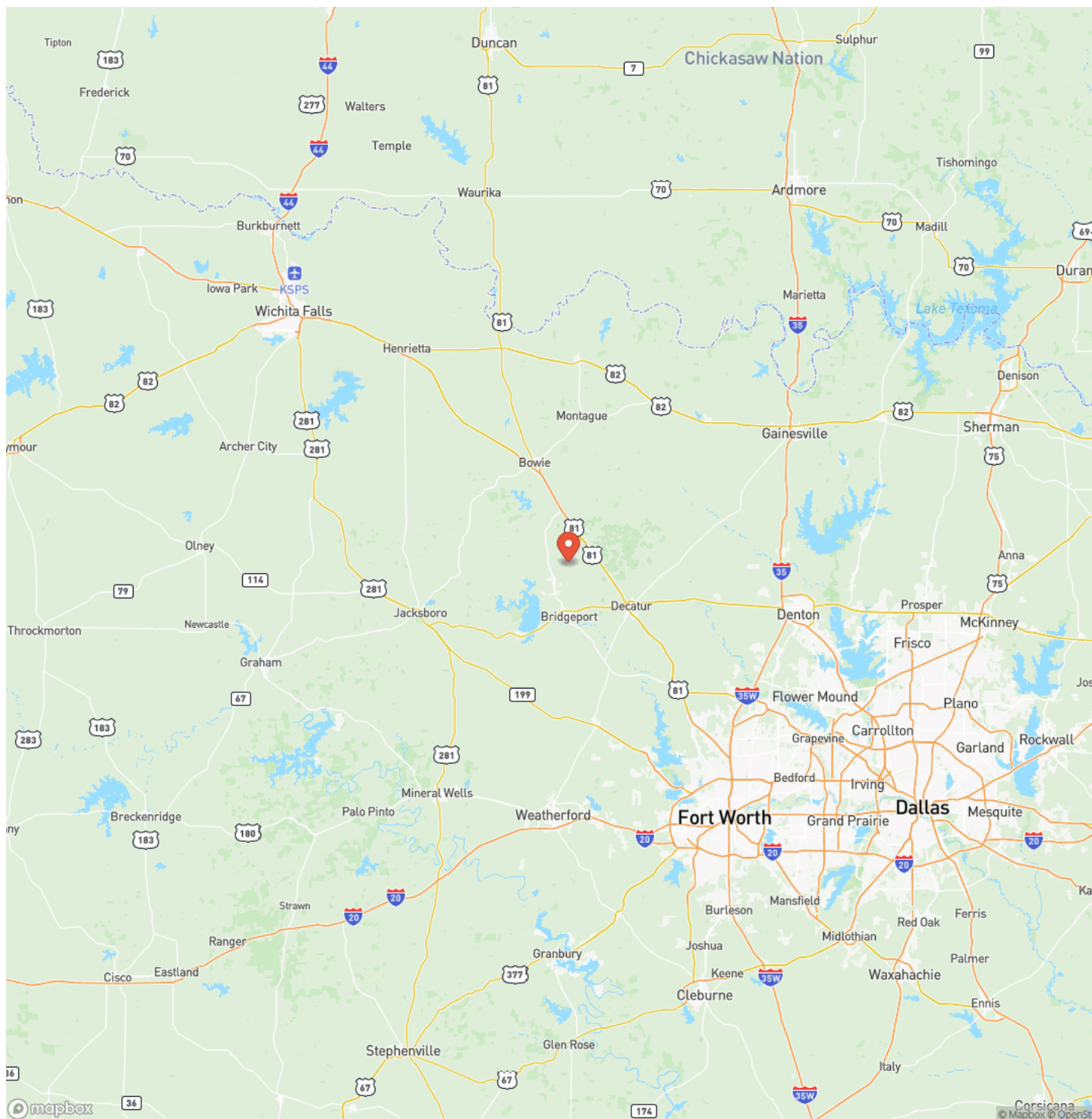
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Locator Map



Locator Map



Satellite Map



**Tract 14 El Chico Ranch
Alvord, TX / Wise County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Dodd

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Address

City / State / Zip

NOTES



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.



<https://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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