

1286 County Road 4698, Boyd, TX 76023
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Boyd, TX 76023

\$1,199,500
25.770± Acres
Wise County



1286 County Road 4698, Boyd, TX 76023
Boyd, TX / Wise County

SUMMARY

Address

1286 County Road 4698, Boyd, TX

City, State Zip

Boyd, TX 76023

County

Wise County

Type

Single Family, Residential Property

Latitude / Longitude

33.048675 / -97.629935

Dwelling Square Feet

3084

Bedrooms / Bathrooms

3 / 3.5

Acreage

25.770

Price

\$1,199,500

Property Website

<https://ranchmanproperties.com/detail/1286-county-road-4698-boyd-tx-76023-wise-texas/89313/>



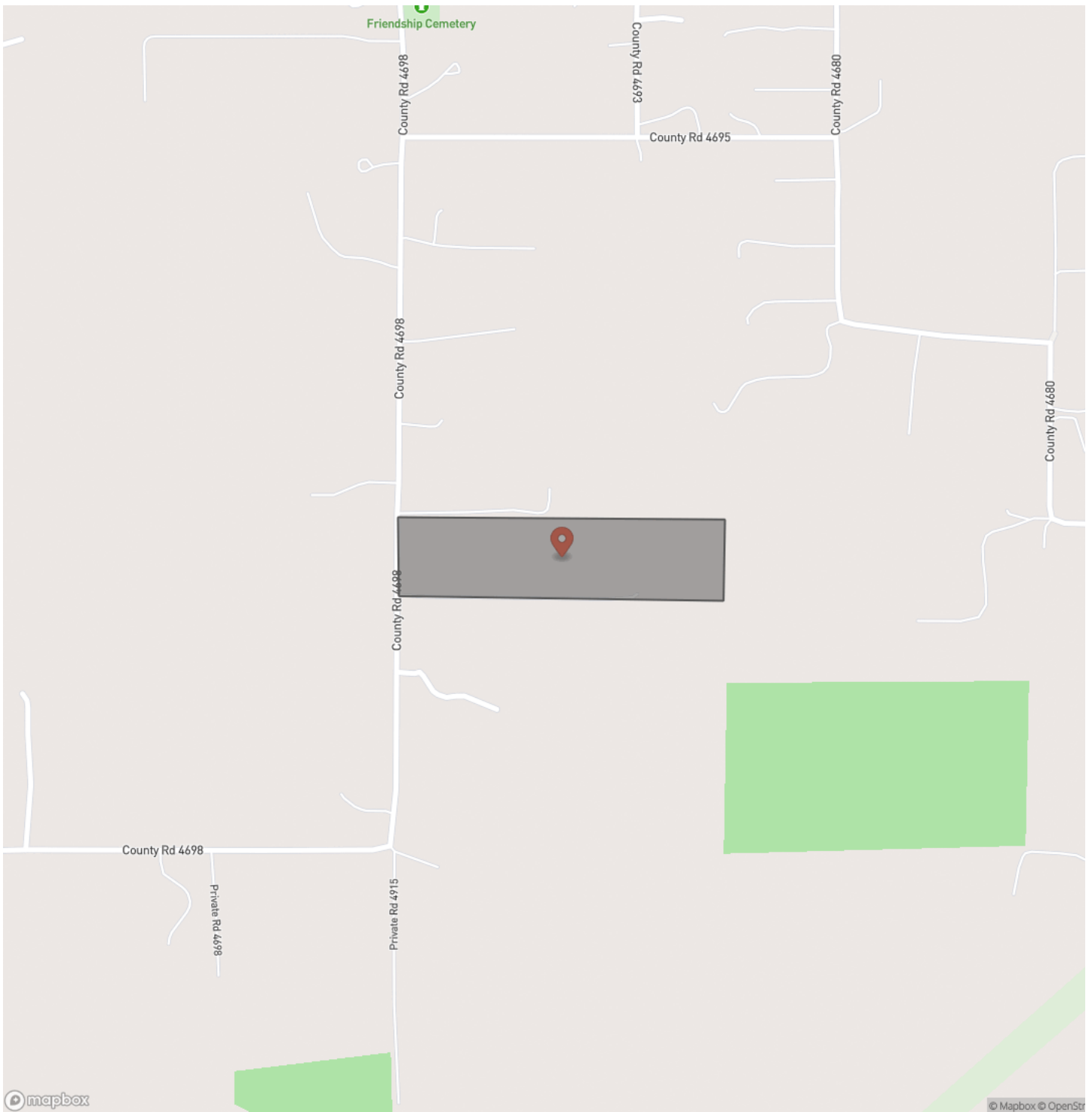
PROPERTY DESCRIPTION

Escape to your own slice of Texas countryside with this just under 26 acre property in Boyd, offering the perfect balance of comfort, usability, and breathtaking views. Perched on the highest point of the land, the 3-bedroom, 3-bath home takes full advantage of gentle rolling topography and wide-open skies. Inside, you'll find an open-concept living and dining area, a cozy breakfast nook, and a private office tucked into the primary suite, ideal for both relaxation and productivity. Step out onto the back porch to take in panoramic views and watch the sun rise with your morning coffee, or enjoy evenings spotting deer and turkey that frequent the land. With plenty of space to build a pool, equine facilities, or run cattle, the opportunities are endless. The acreage also supports income-producing hay production, making it as practical as it is beautiful. A 40x30 shop with overhangs on both sides provides excellent storage for equipment, tools, or hobbies. This property offers seclusion, scenery, and room to grow. Everything you need to embrace the best of country living in Boyd, TX. Schedule your showing today

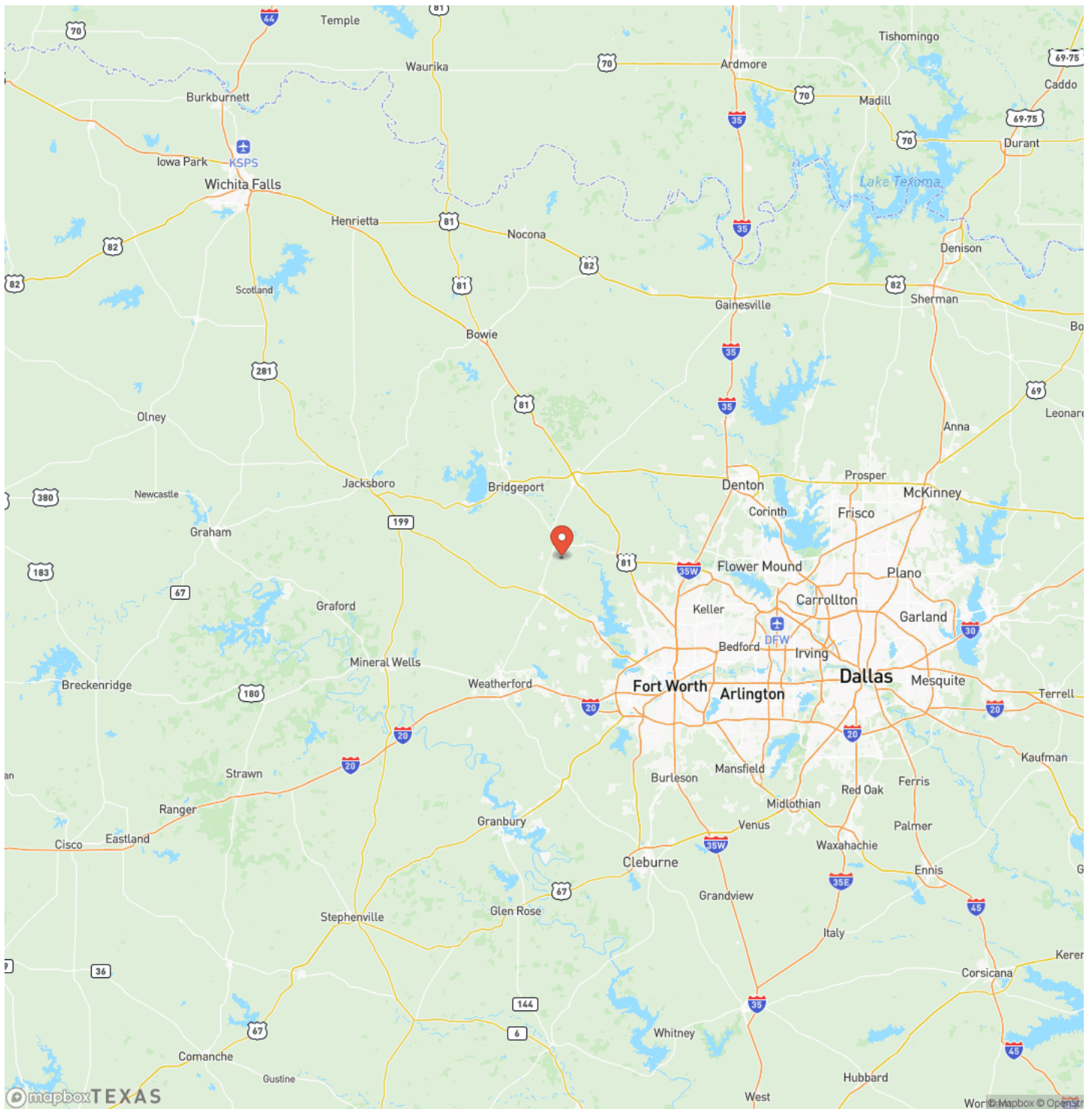
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Locator Map

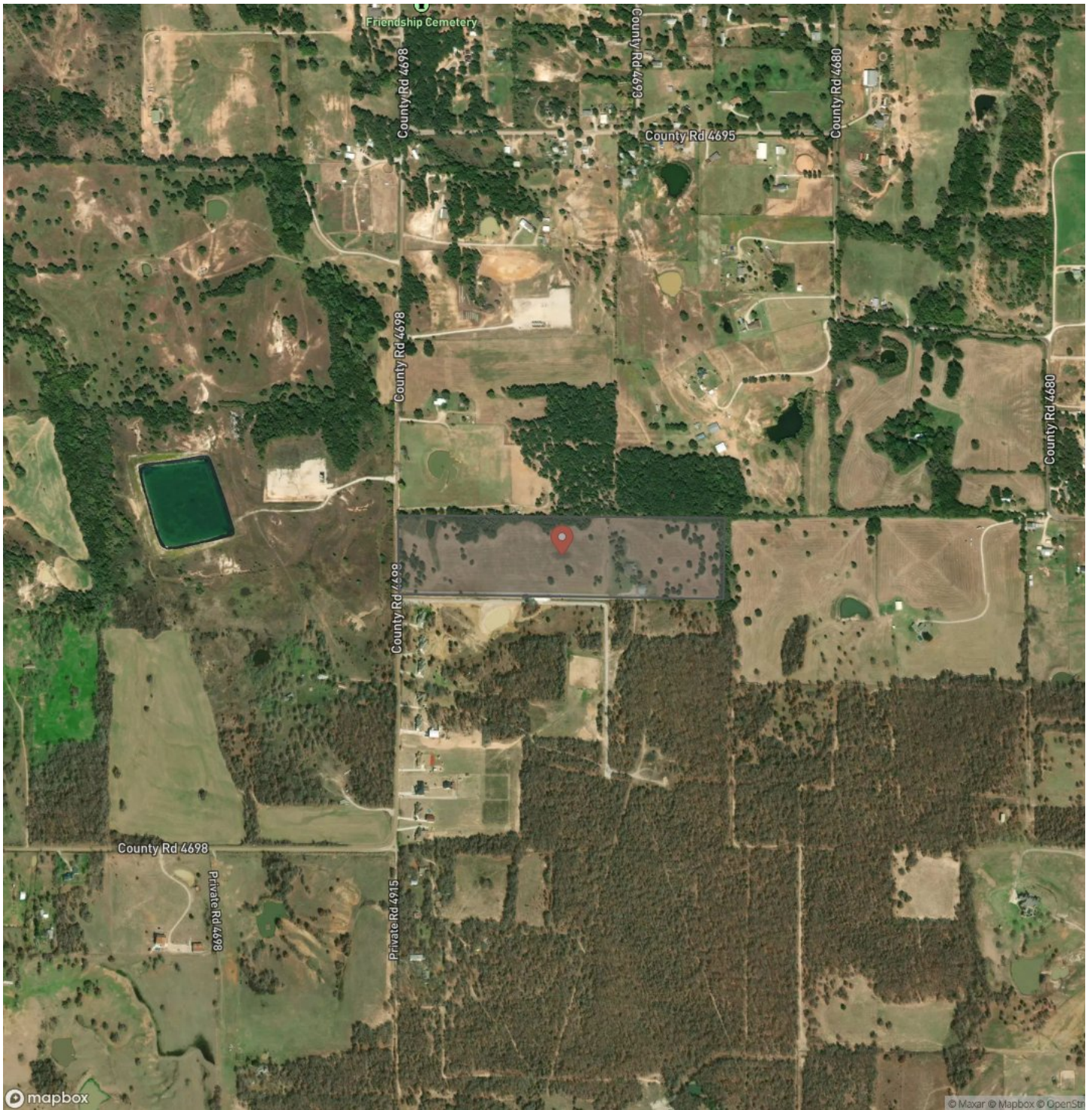


Locator Map



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Satellite Map



1286 County Road 4698, Boyd, TX 76023
Boyd, TX / Wise County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Aune

Mobile

(972) 768-3755

Email

austin@ranchmanproperties.com

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
RanchmanProperties.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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