

178 County Road 1750 Road, Chico, Texas 76431
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Chico, TX 76431

\$2,500,000
200± Acres
Wise County



178 County Road 1750 Road, Chico, Texas 76431
Chico, TX / Wise County

SUMMARY

Address

178 County Road 1750

City, State Zip

Chico, TX 76431

County

Wise County

Type

Ranches, Hunting Land, Residential Property, Horse Property

Latitude / Longitude

33.325109 / -97.868894

Taxes (Annually)

203

Dwelling Square Feet

4000

Bedrooms / Bathrooms

5 / 3

Acreage

200

Price

\$2,500,000

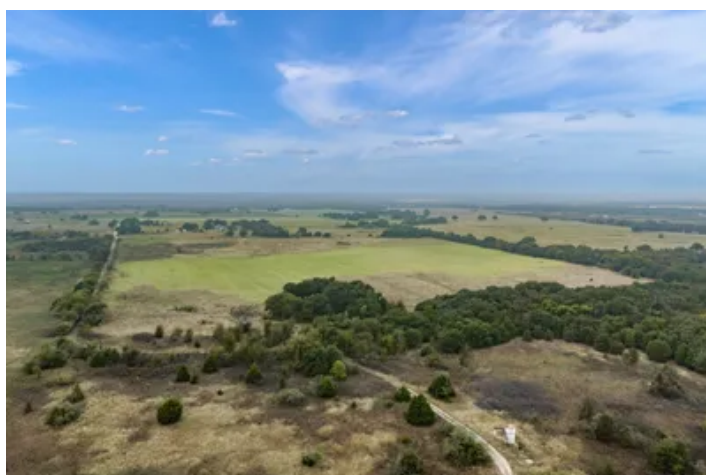
Property Website

<https://ranchmanproperties.com/detail/178-county-road-1750-road-chico-texas-76431-wise-texas/92999/>

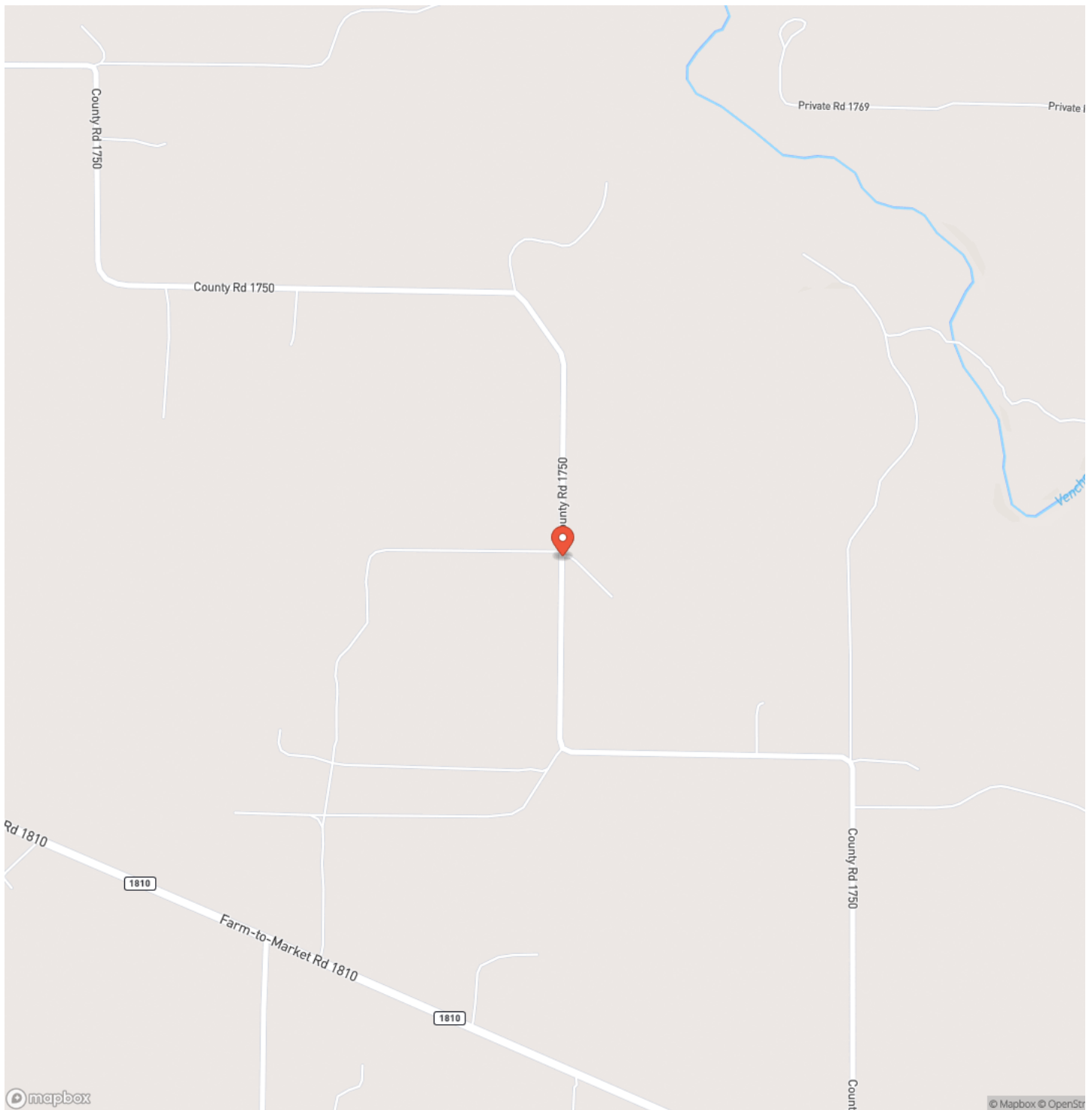


PROPERTY DESCRIPTION

Nestled in the heart of Wise County, the historic Collins Ranch spans approximately 200 acres of rolling North Texas countryside. Offered for the first time in nearly a century, this rare legacy property combines agricultural productivity, outdoor recreation, and modern comfort. The ranch features two fully remodeled farmhouses, blending timeless character with contemporary finishes—perfect for family living, guest accommodations, or a weekend retreat. The front 95 acres of lush pastureland has long been prized for agriculture and grazing, with fertile soils and open fields ideal for hay, crops, or livestock. The back 105 acres transitions into a more rugged, wooded landscape—home to abundant wildlife and a seasonal creek that meanders through the property, creating a natural habitat for hunting and fishing. With its mix of open pasture, timbered draws, and water features, Collins Ranch offers the best of Texas landownership: a property equally suited for working agriculture, recreation, or simply enjoying the beauty of the countryside.

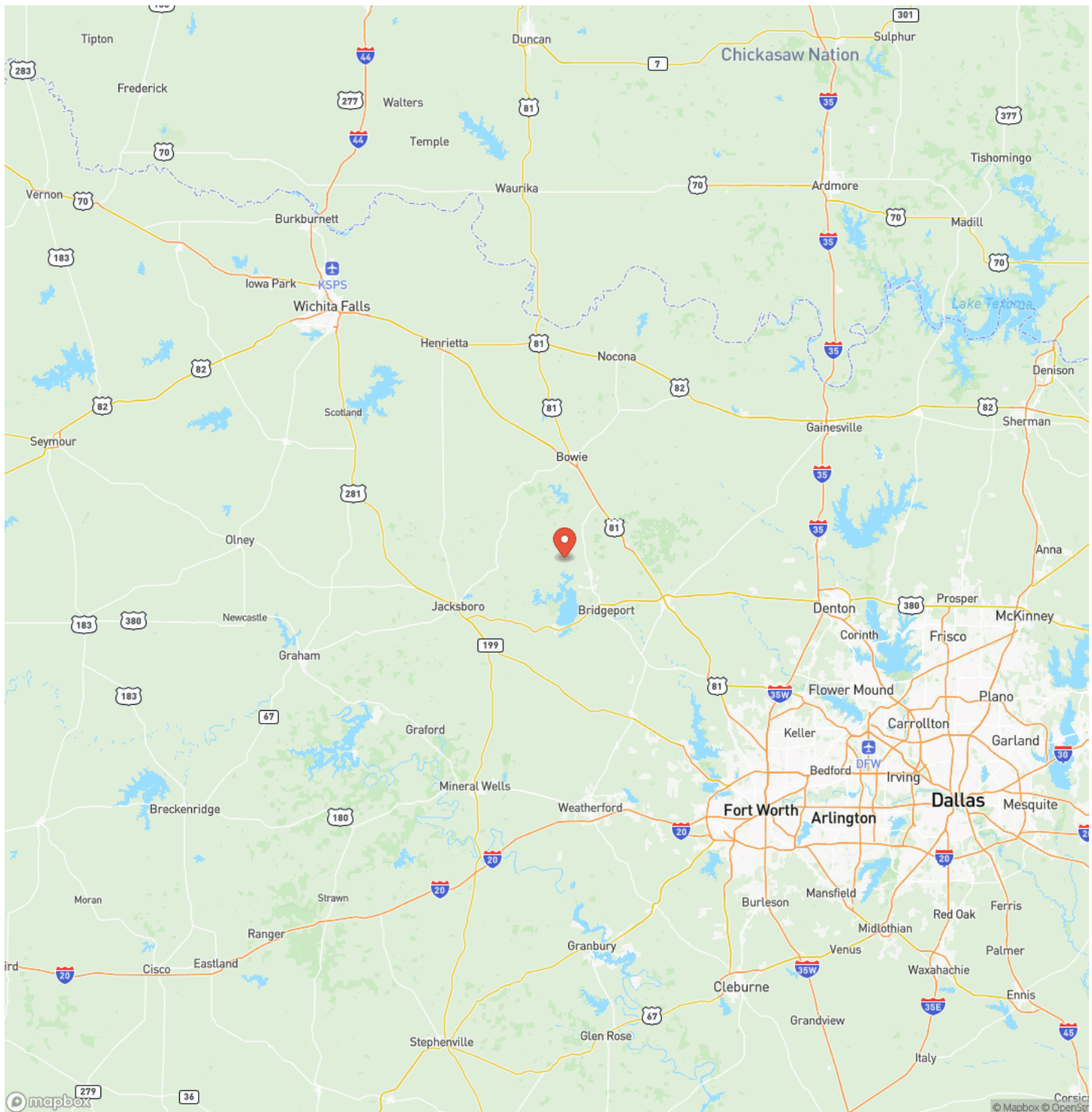


Locator Map



Chico, TX / Wise County

Locator Map



178 County Road 1750 Road, Chico, Texas 76431
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Satellite Map



178 County Road 1750 Road, Chico, Texas 76431
Chico, TX / Wise County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Johnson

Mobile

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Email

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Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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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