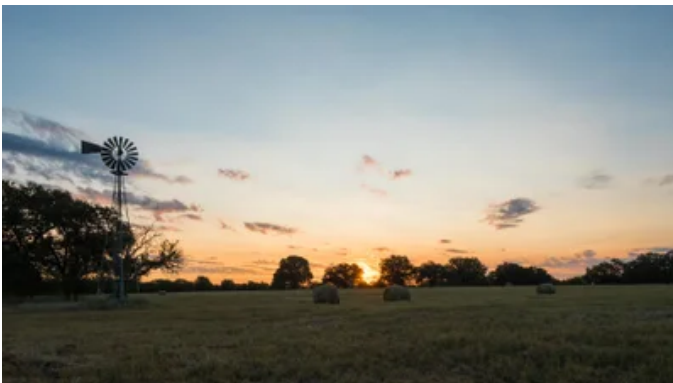


Longacre Ranch
1177 CR 1750
Chico, TX 76431

\$4,950,000
387± Acres
Wise County



Longacre Ranch
Chico, TX / Wise County

SUMMARY

Address

1177 CR 1750

City, State Zip

Chico, TX 76431

County

Wise County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

33.3234522 / -97.8507864

Dwelling Square Feet

5000

Bedrooms / Bathrooms

5 / 5.5

Acreage

387

Price

\$4,950,000

Property Website

<https://ttranchgroup.com/property/longacre-ranch-wise-texas/22625>



PROPERTY DESCRIPTION

Longacre Ranch

Situated on 385 +/- acres in western Wise County, Texas and just outside the small town of Chico is the Longacre Ranch. The diversified ranch has the perfect mixture of attributes from manicured coastal Bermuda hay fields, mature timber, deep canyons, and breathtaking views. Improved with a custom-built ranch house, shops, and livestock facilities it is not very often that a ranch with all of these features comes available. This dream property is ideal for the sportsman as well as the cattleman.

House

The main house is a custom built 5 bedroom 5.5 bathroom ranch style house with beautiful views of the property. The house consists of roughly 4,639 square feet of living space with a large open kitchen open to the living room and breakfast area. With the location of the house centrally located the property views in all directions are breathtaking. On a regular basis it is common to see many different types of wildlife in the pastures around the house. The covered back patio with vaulted ceiling is the ideal place to enjoy the views while cooking on the built-in grill.

Water

Located throughout the ranch are numerous ponds and streams that hold water year-round. Venchoner Creek transverses through the middle of the property for roughly 3,500 feet and being spring fed holds water year-round. The east property boundary is Willow Creek that has nearly 2,00 feet of bank. Along with the natural water sources there are three water wells located on the property. One is located near the livestock barn, one for the house, and one just south of the house.

Terrain

The ranch sits in the part of Wise County that is known for varied terrain. The property has about 100 feet of elevation change from its highest point to the lowest point. Driving through the property one notices really quick that there are many different aspects to this ranch that make it so unique. From the coastal fields to the deep canyons and creek bottom and mature timber make this the ideal combination ranch.

Wildlife



The wildlife on the ranch is plentiful from whitetail deer, turkey, hogs, and migratory birds this ranch has everything the sportsman dreamed of. The current owners do not hunt very often and have only harvested a few bucks in the last few hunting seasons. Located throughout the property are several food plots, feeders, and hunting blinds that will convey with the sale of the property.

Fishing

Fishing on the ranch in the stocked tanks can be excellent. The current owners have stocked several of the ponds with catfish, Florida bass, and perch.

Improvements

Near the main house is a large two story 40x60 storage barn that is equipped with an office with half bath and workout room that are heated and cooled. The remainder of the building is used as a storage area for ranch equipment.

Located near the front entrance is the livestock barn and shop. The shop is a 40x60 building that is used for working on and storing the farm implements. The livestock working facilities are located adjacent to the shop.

Agriculture Production

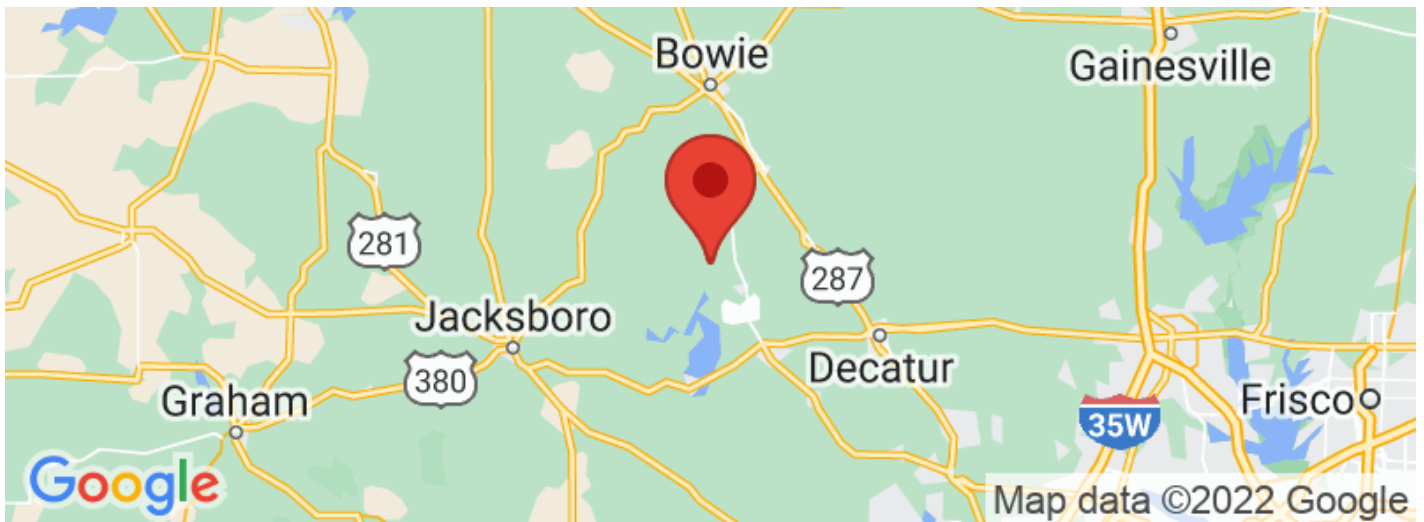
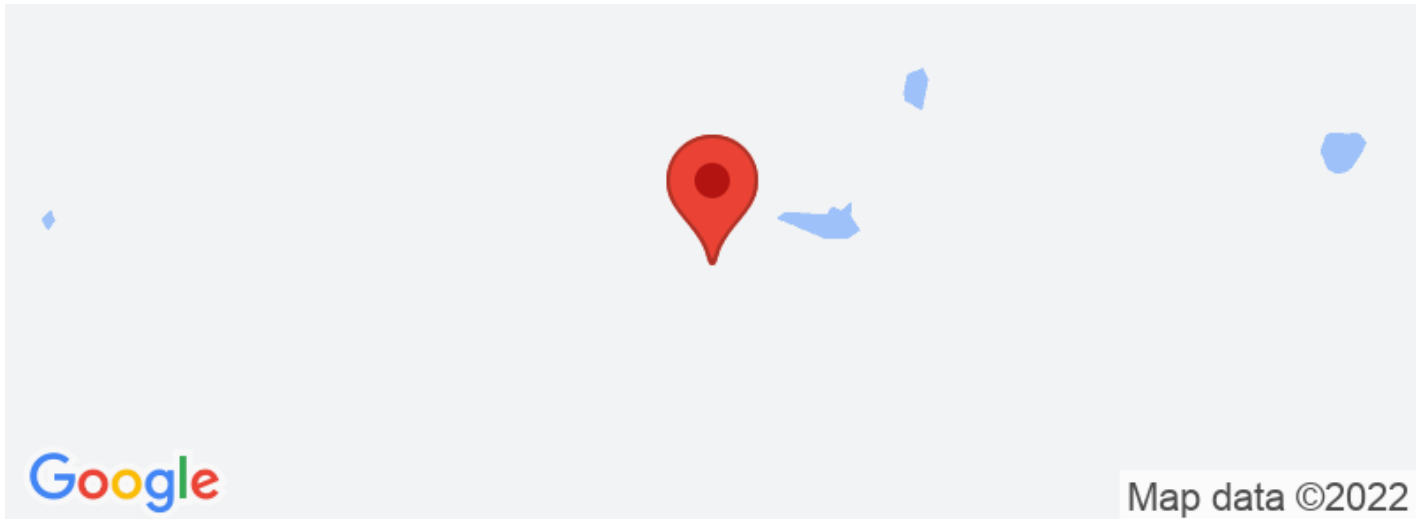
Currently the ranch is operated as a cattle and hay operation. The owner operates a cow calf herd as well as a custom hay business. There is roughly 80+ acres of coastal fields that are used to harvest hay during the growing season.



Longacre Ranch
Chico, TX / Wise County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Dallas, TX 75219

NOTES

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