

WORKING FARM & RANCH

±70 Acres Total



SALE



198 PR 1648

Chico, Texas

EXCLUSIVELY MARKETED BY

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PROPERTY SUMMARY & FEATURES



Features

- 70± acres | Wise County
- 25± acres coastal hay | 3 cuttings typical
- 3 water wells | 4 ponds | 35 GPM to home
- 60x40 barn | 40x40 barn | 5 outbuildings
- Double-wide home conveys
- Heavy-duty cattle chutes
- Pipe and cable fencing | Cross-fenced
- Deer, turkey, waterfowl | Stocked ponds
- Ag-exempt | Outside floodplain
- Contact Broker for Pricing

72± Acres | Working Farm & Ranch, Wise County

198 PR 1648 sits on **70± acres** just north of Chico - 25± of it in coastal hay that runs three cuttings in a normal year. Water is the headline here: three wells and four ponds, with a 35 GPM well serving the home and a dedicated well feeding the ponds. No floodplain, no gas pads, mature oaks throughout.

The place is set up to work. A 60x40 barn, a 40x40 barn, five outbuildings, and a double-wide home that conveys. Pipe and cable fencing with cross-fenced pasture, and heavy-duty cattle chutes built stout enough that the previous occupants were rodeo bulls.

Chico sits 15 minutes from Decatur, 10 from Lake Bridgeport, and about an hour from Fort Worth. Working ranch, family place, or long-term hold - the land supports all three. (And when the work's done, the ponds are stocked and the deer don't know it's for sale.)

PROPERTY AERIAL



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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PROPERTY PHOTOS



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PROPERTY MAP



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