

BP**BAUCUM
PROPERTIES**

Available For Sale

31.17 Acres Wise County, TX



This property is located approximately 1.2 miles east of US Highway 287 at 894 Pioneer Road in Wise County, TX

City Limits: *Located in the ETJ of New Fairview*

Road Frontage: *Approximately 360' of frontage along Pioneer Rd. Currently gravel surface, there is an agreement in place to pave Pioneer Rd.*

Utilities: *Currently private well/septic.*

Improvements: *3 Bedroom, 2 Bath Single Family Residence
Detached Shop*

Zoning: *None. Not currently incorporated and not subject to zoning.*

Current Use: *Agricultural*

PRICE: *\$1,700,000.00*

BP

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