



# CRAIG

---

## PROPERTIES



**406 County Road 1744  
Chico, TX 76431**



**Missie Craig**  
**JPAR - Uptown**  
**1933 Cedar Springs Rd**  
**Dallas, TX**  
**[missie@craigpropertiesgroup.com](mailto:missie@craigpropertiesgroup.com)**

**(972) 838-6985**



BROKERED BY 

**JPAR**  
— REAL ESTATE —





# 406 County Road 1744

\$600,000

Outside City Limits, No Zoning or Deed Restrictions! Property ID for CAD 752845 Wow! Wide open spaces! Such a beautiful property! 24 acres with 2 ponds and gorgeous trees! Just minutes from Lake Bridgeport and Northside Marina. Cattle chute, double wide mobile home that is in great shape with electric and well water, new roof 2020, several storage buildings, large equipment barn, and completely fenced in. Wont take much to call this home!

Possibilities Abound!

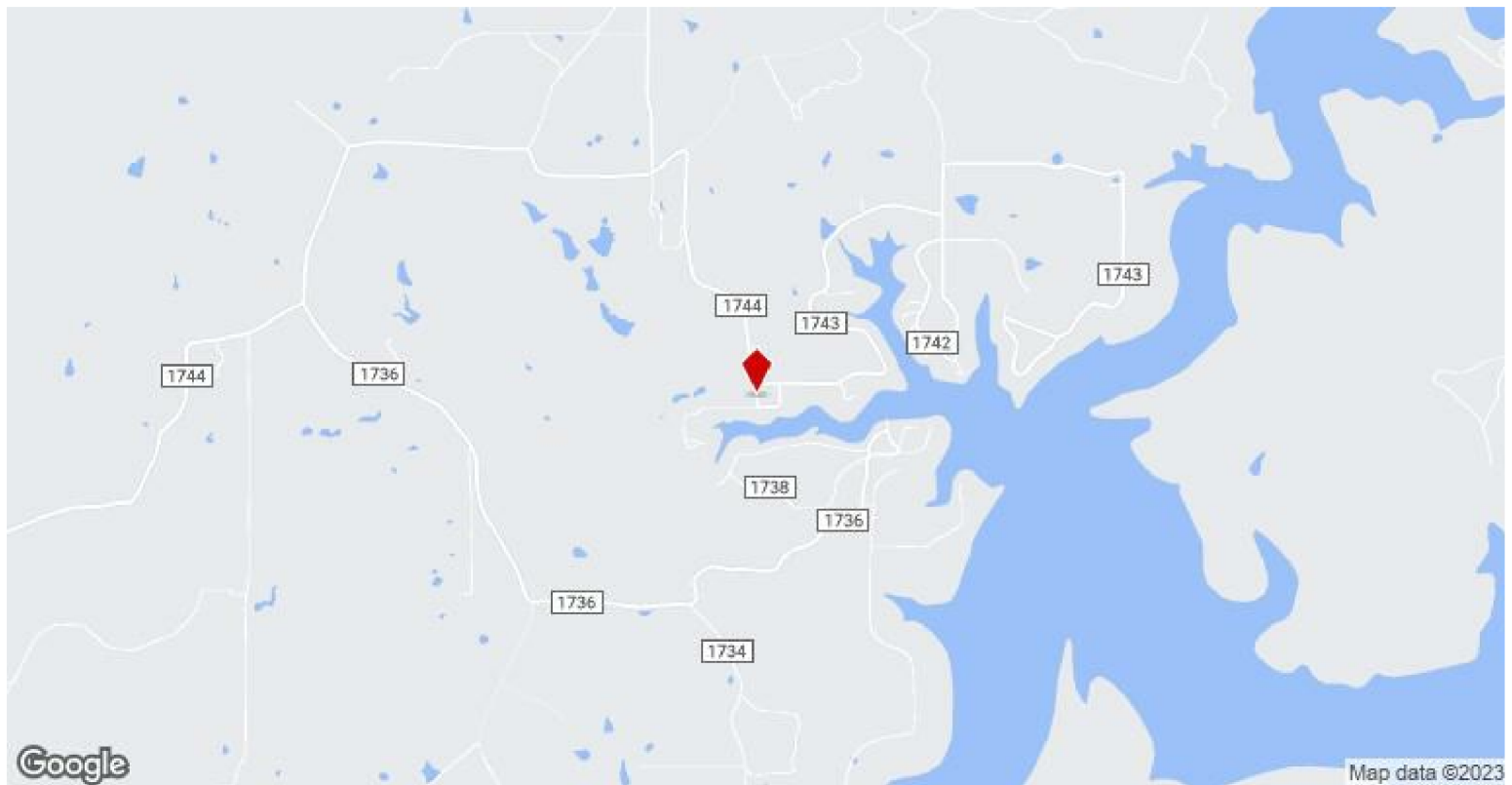
• Can be anything you want it to be! No restrictions

For more information visit:

<https://www.loopnet.com/Listing/406-County-Road-1744-Chico-TX/26898199/>



Price:	\$600,000
Property Type:	Land
Property Subtype:	Agricultural
Proposed Use:	
Sale Type:	Investment
Total Lot Size:	24.00 AC
No. Lots:	1
Zoning Description:	AG
APN / Parcel ID:	A1311000200



## 406 County Road 1744, Chico, TX 76431

Outside City Limits, No Zoning or Deed Restrictions! Property ID for CAD 752845 Wow! Wide open spaces! Such a beautiful property! 24 acres with 2 ponds and gorgeous trees! Just minutes from Lake Bridgeport and Northside Marina. Cattle chute, double wide mobile home that is in great shape with electric and well water, new roof 2020, several storage buildings, large equipment barn, and completely fenced in. Wont take much to call this home! Please see virtual tours for a video of this property! Please see attachments for more information. Development for residential lots; Well Water will be a minimum of 2 acre lots, Public Water will be a minimum of 1 acre lots



## Property Photos



Building Photo



## Property Photos



Building Photo



Building Photo