

Chico Upland
TBD 55.47 ac. CR 1745
Chico, TX 76431

\$585,000
54.750± Acres
Wise County



Chico Upland
Chico, TX / Wise County

SUMMARY

Address

TBD 55.47 ac. CR 1745

City, State Zip

Chico, TX 76431

County

Wise County

Type

Ranches

Latitude / Longitude

33.294667 / -97.798226

Acreage

54.750

Price

\$585,000

Property Website

<https://ranchrealestate.com/property/chico-upland-wise-texas/105420/>



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Chico, TX / Wise County

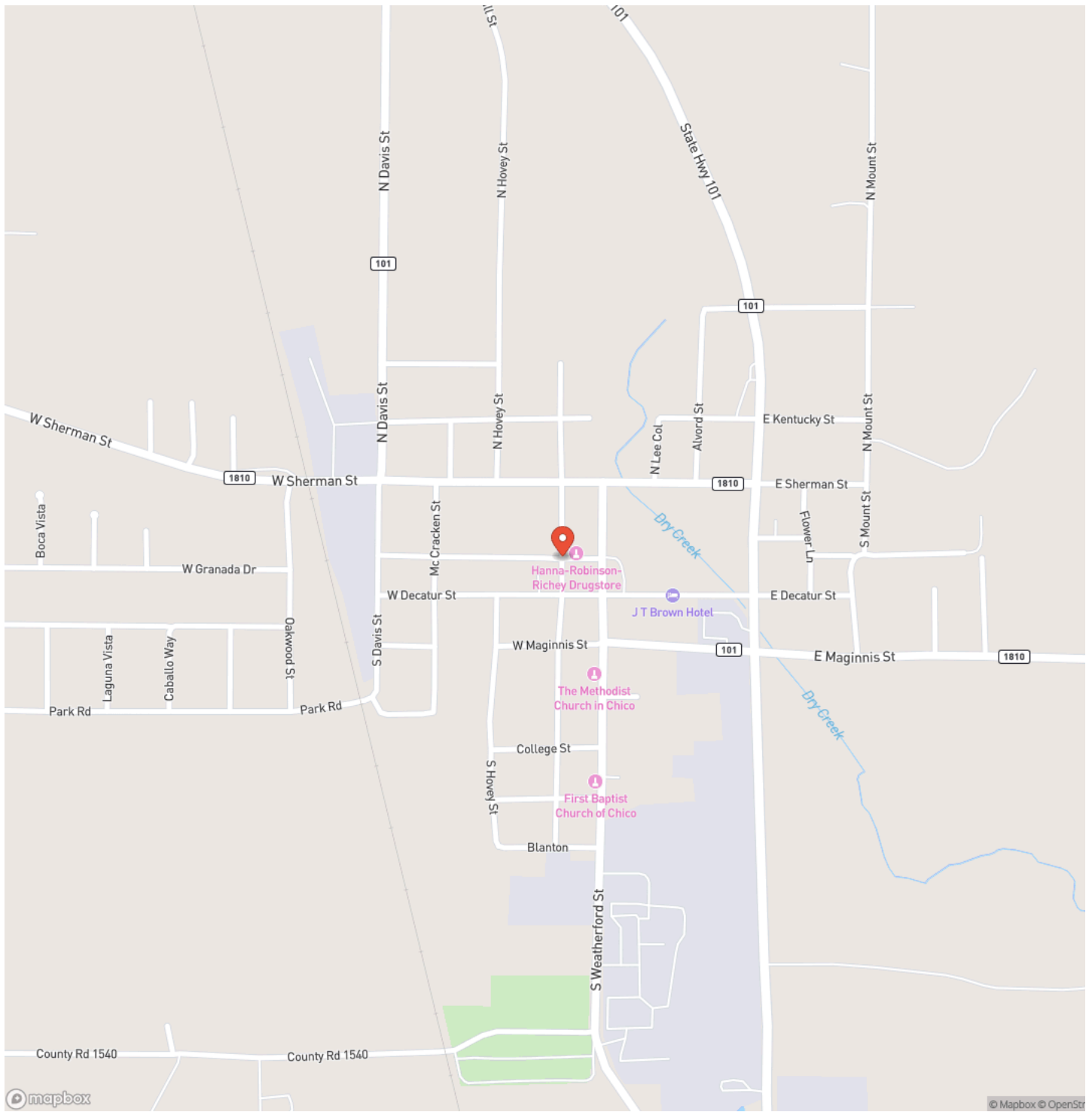
PROPERTY DESCRIPTION

Combination acres perfect for residential, recreation, or agriculture. Property is split between front native pasture and heavily wooded back acreage with post oaks and a dry creekbed that leads to a pond in the NE corner. Abundant wildlife tracks and healthy native pasture encourage recreation, hunting, or grazing. Multiple homesite options for privacy and unobstructed sunset views. New gate to be installed by seller. Minerals excluded.

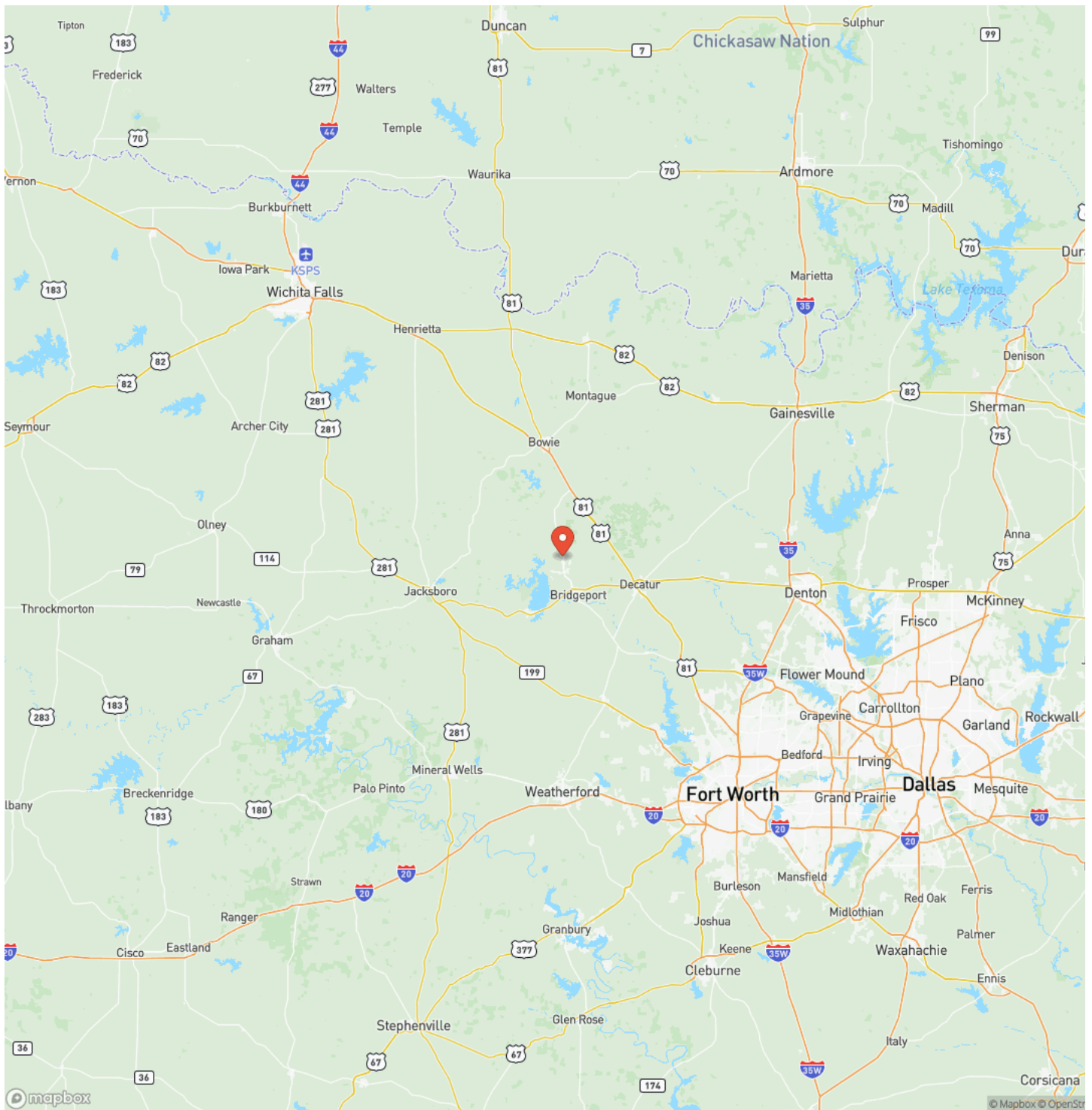
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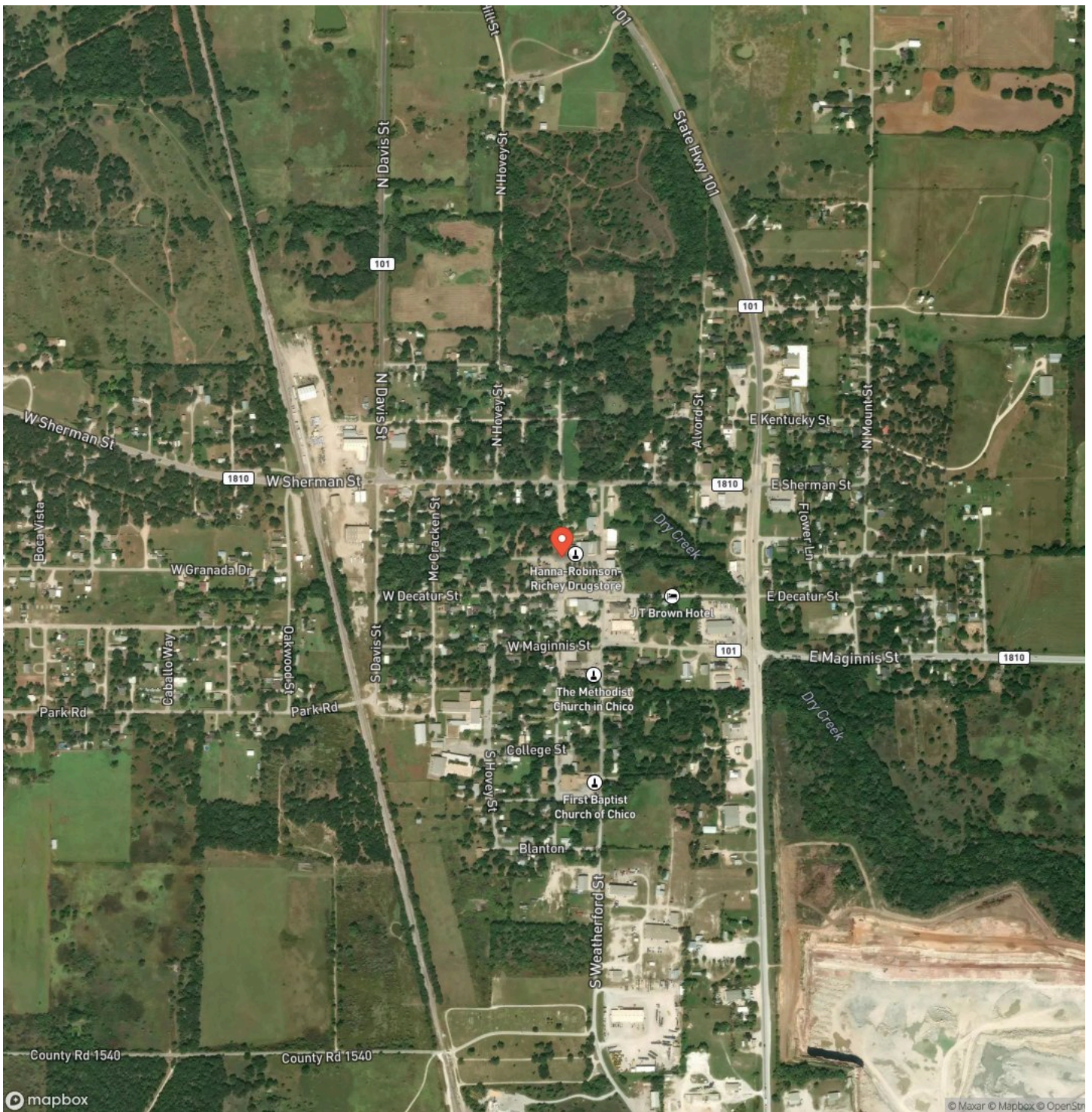
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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