

**Chico Prime Parcel**  
TBD 29.323 ac. S Hwy 101  
Chico, TX 76431

**\$485,000**  
29.320± Acres  
Wise County



**Chico Prime Parcel**  
**Chico, TX / Wise County**

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**SUMMARY**

**Address**

TBD 29.323 ac. S Hwy 101

**City, State Zip**

Chico, TX 76431

**County**

Wise County

**Type**

Undeveloped Land

**Latitude / Longitude**

33.29401 / -97.794136

**Acreage**

29.320

**Price**

\$485,000

**Property Website**

<https://ranchrealestate.com/property/chico-prime-parcel-wise-texas/90473/>



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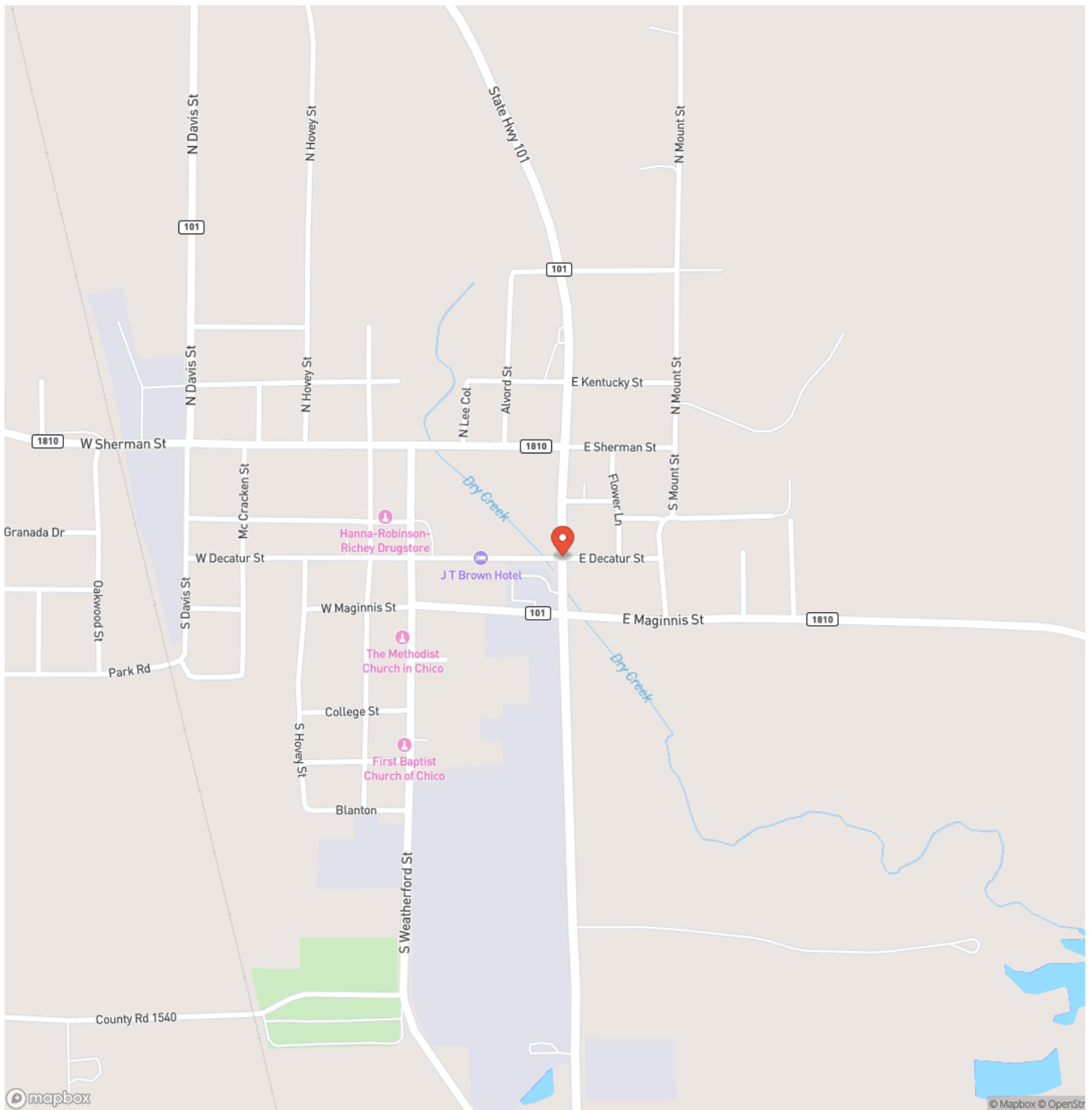
**PROPERTY DESCRIPTION**

Prime tract in affordable Chico. Just a few miles North of Hwy 380 and a close drive to Lake Bridgeport. The convenience of town with a rural surroundings. Tract boasts appoximaltely 900' of paved road frontage and 1100' along the county road on the west side. Utilies in place along the east paved frontage. Potential for use as a recreational or ranching tract for livestock, residential construction, future development, or commerical frontage.

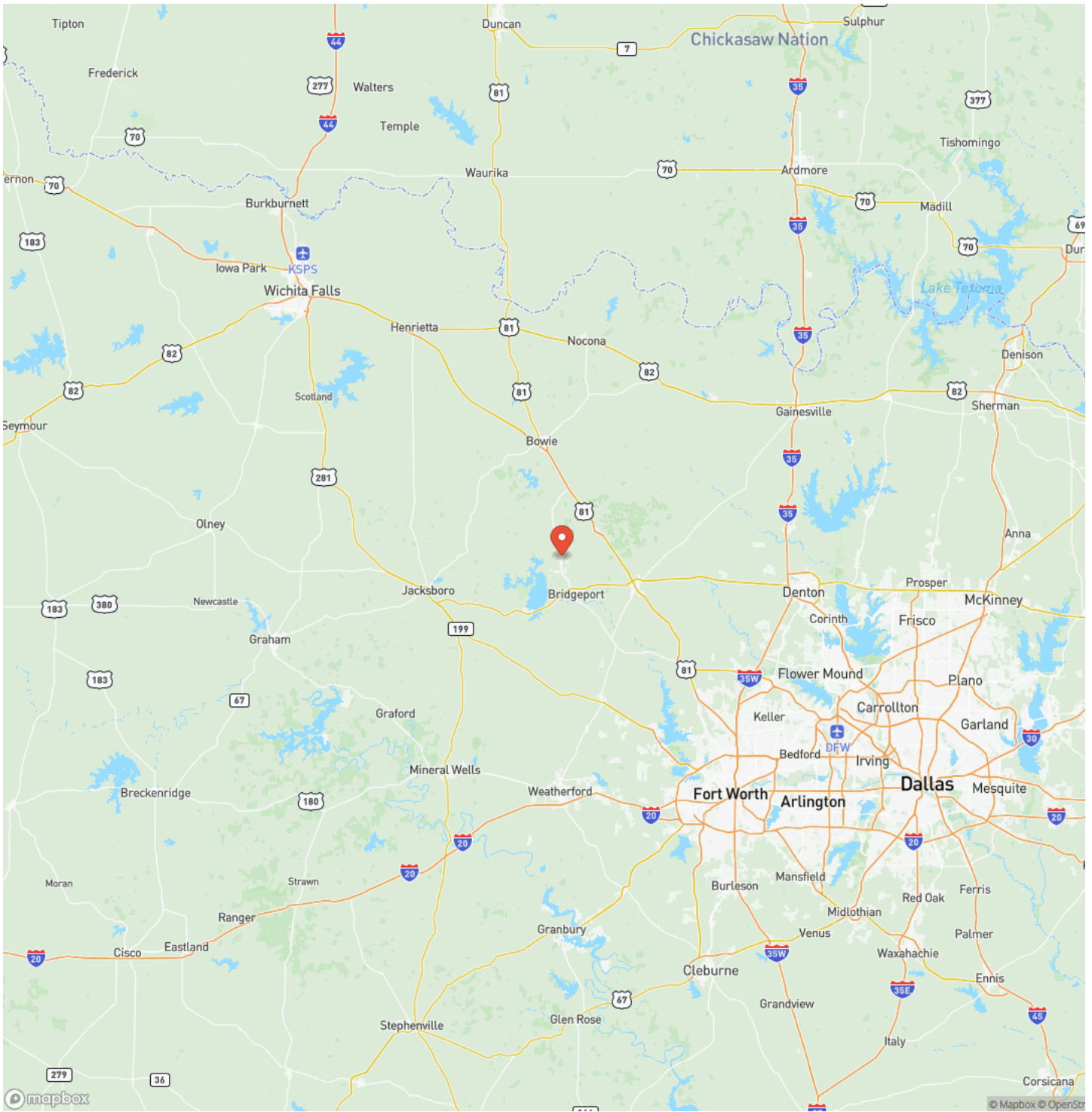
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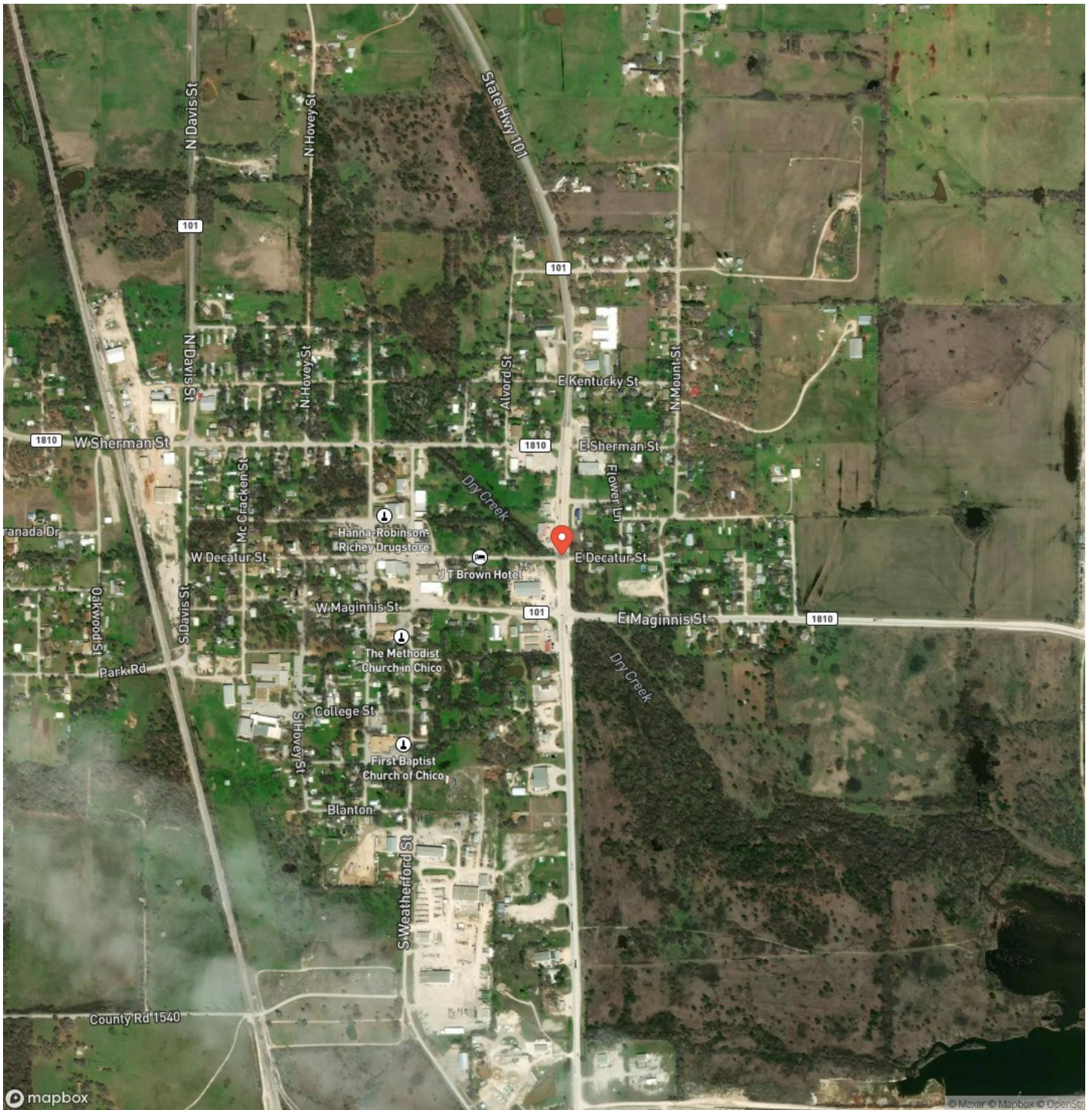
# Locator Map



# 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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