

Italy 32  
Dale Acres Dr  
Italy, TX 76651

**\$489,950**  
32± Acres  
Ellis County



**Italy 32**  
**Italy, TX / Ellis County**

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**SUMMARY**

**Address**

Dale Acres Dr

**City, State Zip**

Italy, TX 76651

**County**

Ellis County

**Type**

Undeveloped Land, Horse Property, Lot

**Latitude / Longitude**

32.175696 / -96.938637

**Acreage**

32

**Price**

\$489,950

**Property Website**

<https://ranchrealestate.com/property/italy-32/ellis/texas/76594/>



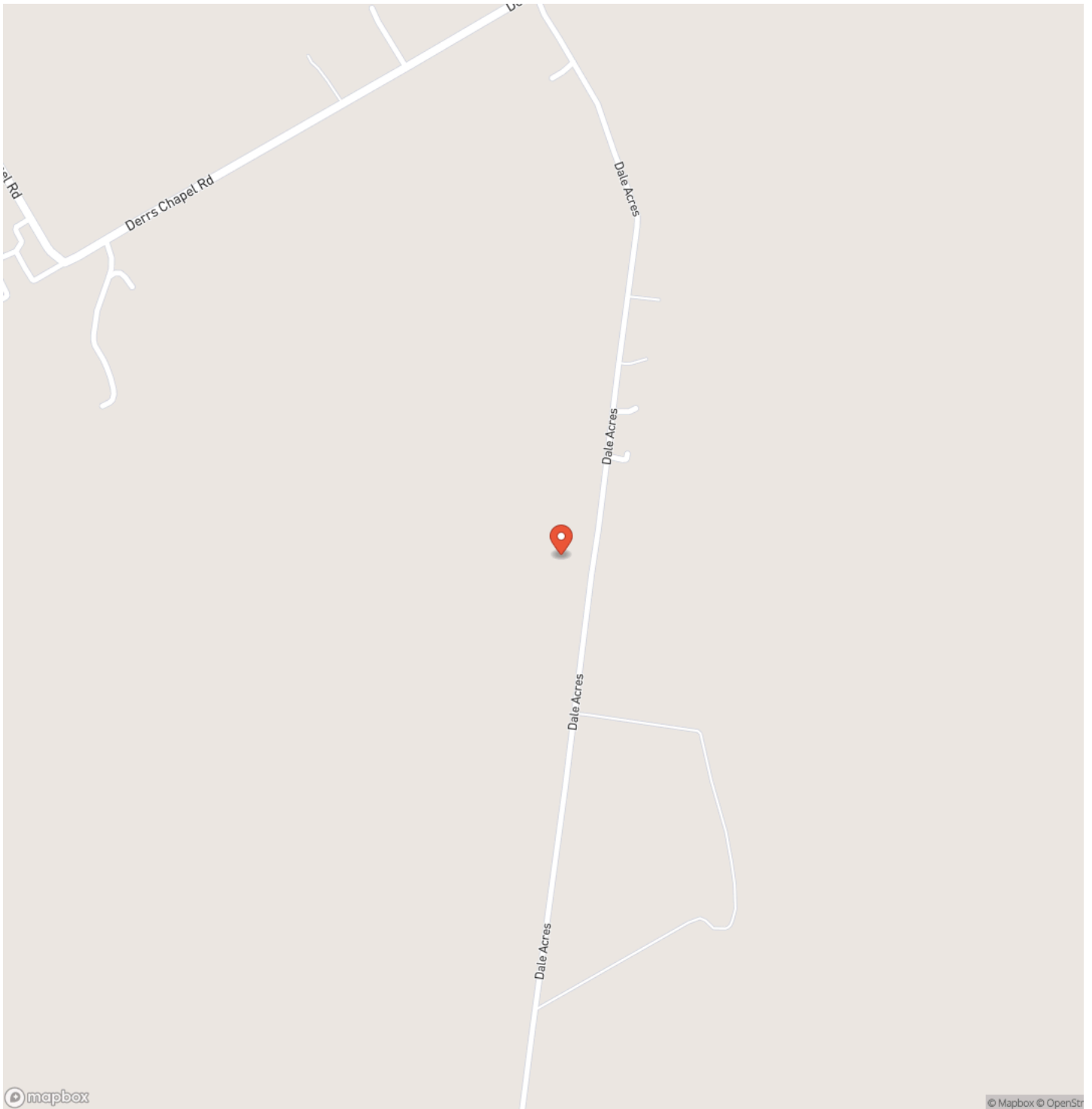


**PROPERTY DESCRIPTION**

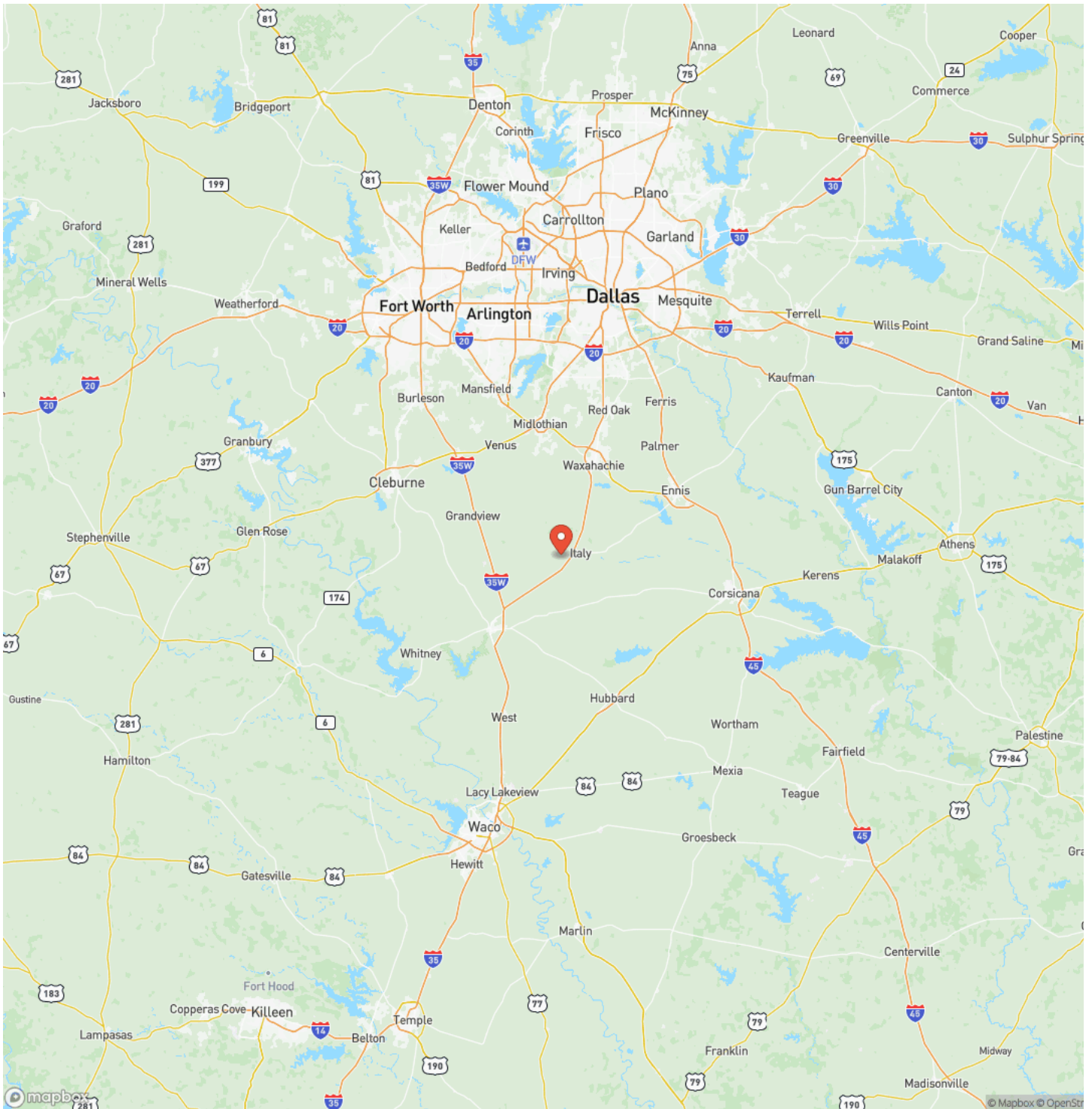
This 32-acre property has been used for cattle grazing and hay baling for many years. With approximately 0.4 miles of frontage on Dale Acres Rd, this property is a blank canvas-ready for you to build your dream home or create a homestead for your family. It is only 6 miles from Italy, 51 miles to Waco, and 48 miles from Dallas. The property has electricity on-site, and city water is available-just needing the meter reinstalled. The old home on the property could be renovated, used for storage, or torn down. The video provides the best visual representation of the property.



## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jake Mann

## Mobile

(830) 279-6160

## Email

Jake@CapitolRanch.com

**Address**

## City / State / Zip

Uvalde, TX 78801

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

Buyer agent commission offered (variable rate). Capitol Ranch Real Estate will work with a buyer's agent, however, buyer's agent must make first contact and be present for all showings to participate in full compensation at the discretion of Capitol Ranch Real Estate.

Showings are done by appointment only. 24-hour notice required. No same day or unaccompanied showings. No trespassing.

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