

1298 Acre "Rolling Hills" Cattle & Hunting Ranch FM 256, Alvord, Wise County, Texas



Scattered Oak Trees to Thicker Cover For Game, 3-2 Brick Home, Large Barn, Sale Barn & Corrals.



Level to Gently Rolling Fertile Coastal Bermuda Creek Bottom With Sandy Loam Soil & Large Pecans.



Rolling to Sloping Native & Improved Pastures. Eight Ponds & Two Water Wells. \$3,375.00/Acre.

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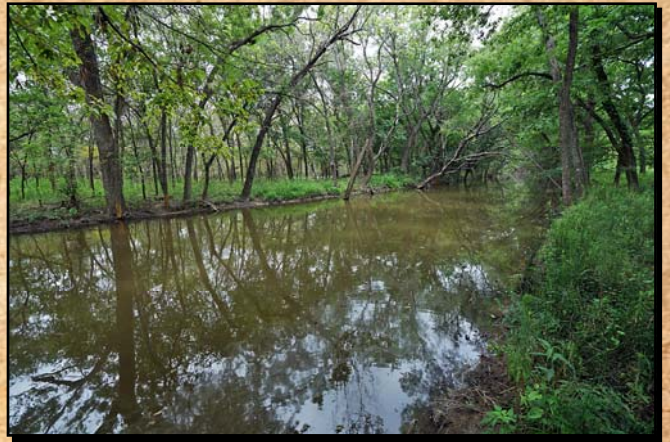
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1,298.12 Acre "Rolling Hills" Cattle & Hunting Ranch Near 670 FM 2265, Alvord, Wise Co., Texas 76225

- LOCATION:** Approximately 51 miles north n/w of Fort Worth via US 287 to Alvord, then take FM 2265 west for 3.4 miles and the entrance is on the north / right side. From Bridgeport go north on TX-101 for 7.5 miles to Chico, then continue north for another 5 miles, then east / right onto FM 2265 for 3.8 miles and the entrance is on the north / left side. There is paved frontage FM 2265, and 1.7 miles of frontage on FM 1590 on the north end.
- TERRAIN:** The land is mostly rolling, to sloping, to gently rolling, with a combination of soils, including rich sandy loam near the creek, to some tighter clay loam soils, and sandstone outcroppings on some of the upland. The trees are scattered to thick in different areas of the ranch, and include post oak, hackberry, elm, pecan, red oak, and others. There are many species of deer browsing shrubbery, and forb growth in the wet lands. There is significant coastal Bermuda pastures, and native grasses.
- IMPROVEMENTS:** A 3 bedroom, 2 bath, brick home. A large hay barn with overhangs. An auction / sale barn containing 3 bathrooms, a kitchen, bunkroom, and sale ring (inside), overhangs on each side covering steel cattle holding pens/corrals.
- WATER:** Several water wells, large beautiful "Pringle Creek", and eight stock ponds.
- WILDLIFE:** Excellent game cover for deer, turkey, and hogs. Good fishing as well.
- MINERALS:** No minerals are owned, and there are two pad sites with equipment.
- SCHOOL:** Chico I.S.D.
- TAXES:** 2017 - \$5,687.34 with agricultural exemption.
- COMMENTS:** Very scenic property, great building sites, and a productive cattle ranch. Very private, yet convenient to Alvord and US 287 into the Metroplex.
- PRICE:** \$3,375.00 per acre or \$4,831,155.00

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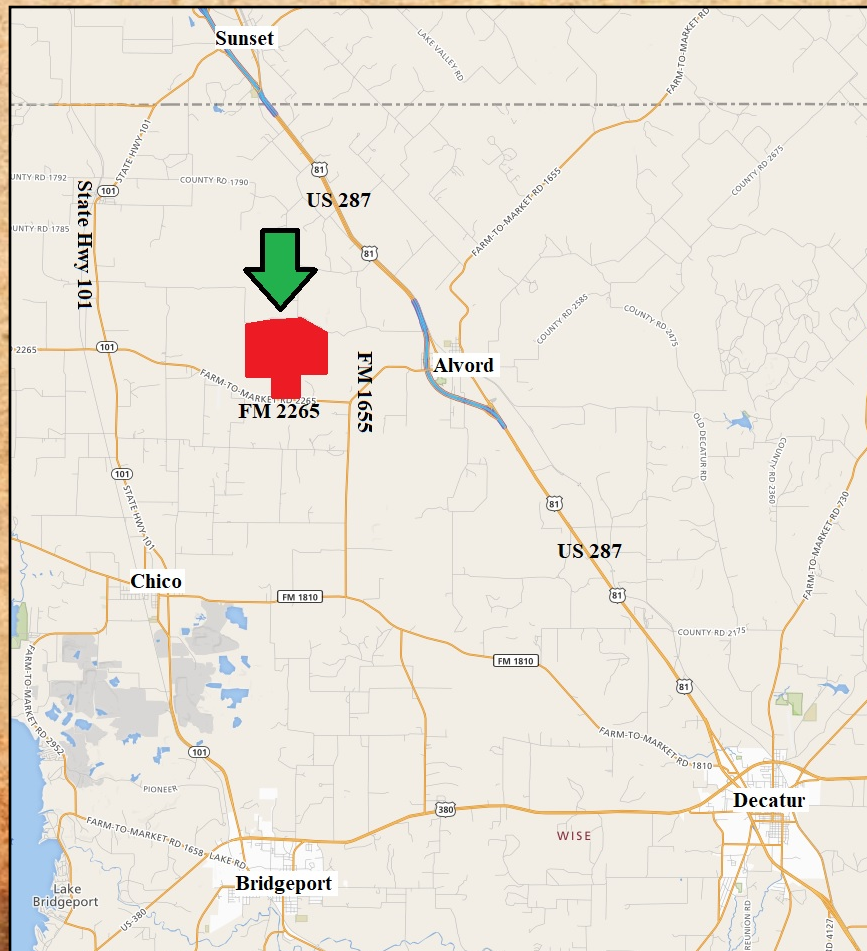
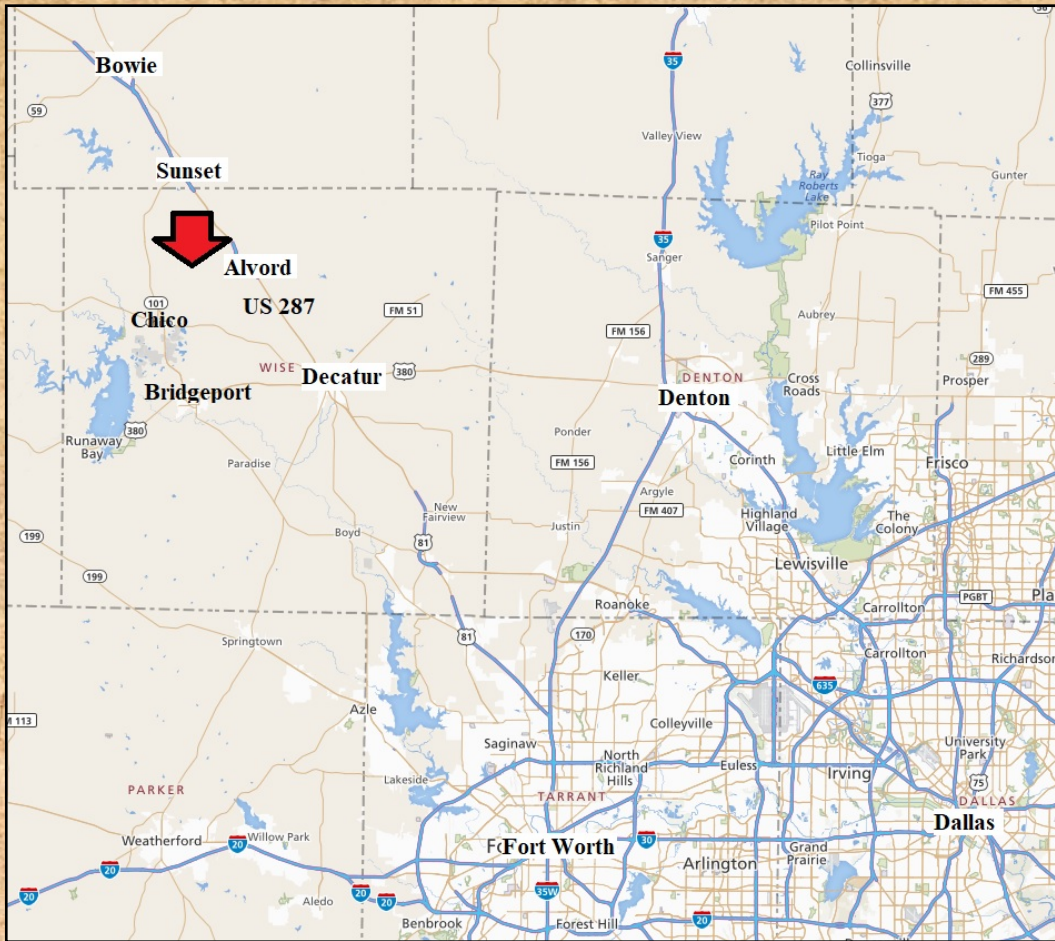


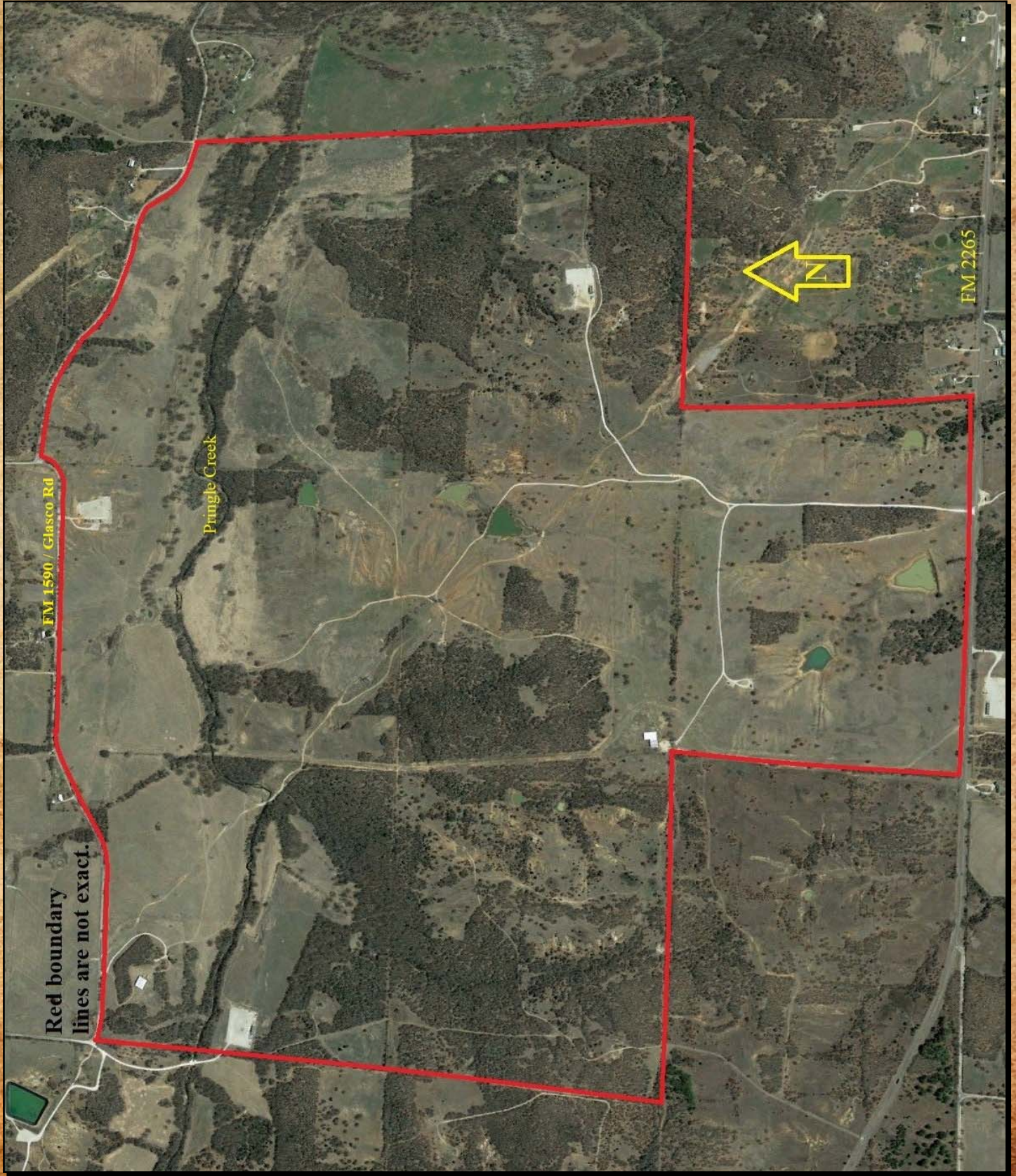












Red boundary lines are not exact.

FM 1590 / Glasco Rd

Pringle Creek

FM 2265

