

# Unimproved Land - Chico, TX



## Tbd Private Road 1767, Chico, TX, 76431

Offered at \$645,000

Undeveloped 30 acres in Wise county. Situated off a paved road, this parcel has historically been used as grazing land with a portion already established hay ground. A large pond is situated towards the north boundary line offering immediate water to livestock. Minimal infrastructure development is needed due to the electrical, fencing and an existing gravel road through the property. This parcel offers excellent sandy loam soil from fence line to fence line. This is a great property if you're looking for country living with convenience, looking to have livestock, horse property or grow hay.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
30 acre (lot size)
Built: Unknown year



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