



FARM & RANCH

PRIVATE PEACEFUL PLACE TO BUILD

TBD N FM 920 – Poolville, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

Williamstrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

If you are looking for a private peaceful place to build the ranch property of your dreams, look no further. This secluded property is situated just north of SH 199 off of FM 920 in southern Wise County, giving it superb access to many parts of Texas. 98 acres features amazing hilltop views, excellent sandy loam soils, well established coastal Bermuda grasses and scattered mature trees. There is enough cover to provide excellent habitat for a variety of wildlife, making this the perfect place to have a few cows, some horses, and watch nature run and play. There are multiple home sites that offer amazing views, and no deed restrictions allow you to do whatever you please. Property is accessed by a private drive with an electric gate for added privacy. Don't miss this perfect blank canvas!

LOCATION

CITY	Poolville
County	Wise
Schools	Poolville ISD

Driving Directions From 199, go east on FM 920 N. Turn right on Priv Rd 3874. when the road dead ends there is an electric gate to the easement that accesses the property. The property is about a half mile on the left. Call for gate codes.

OFFER SUMMARY

List Price	\$998,276
Lot Size	96.92 acres
Utilities	No City Services, No Sewer

HIGHLIGHTS

- 96.92 ACRES
- WELL ESTABLISHED COASTAL BERMUDA
- NO DEED RESTRICTION
- MULTIPLE HOME SITES
- PRIVATE DRIVE
- ELECTRIC GATE

LISTING PRESENTED BY:



STEPHEN REICH
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PROPERTY WEBSITE LINK:
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PARKER COUNTY OFFICE
400 Shops Boulevard, Ste. 200
Willow Park, TX 76087

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PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



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CONTOUR LINES & FLOODPLAIN

