**Scenic 333.8 Acre Hunting & Recreational Property**

**Chico, Wise County, Texas**

**LOCATION:** Approximately 5.5 miles west of Chico on the south side of FM 1810, 30 minutes

to Decatur, 25 minutes to Jacksboro, 1 hour to Fort Worth via US 287 to I-35W,

and 1hour & 15 minutes to DFW airport.

**LAND / TERRAIN:** This exceptional property showcases a captivating expanse of rolling to heavily rolling native Texas terrain, offering both beauty and character across every acre.

The landscape is adorned with a rich and varied canopy of native hardwoods and evergreens, including

post oak, live oak, red oak, elm, juniper, Texas ash, and mesquite. This diverse tree cover provides superb

natural habitat and thermal cover for an abundance of wildlife. The understory is equally rich, with an

abundance of deer browse—woody shrubs and forbs—creating ideal foraging conditions for native game,

particularly white-tailed deer. The land is graced with dramatic sandstone outcroppings and surface stone

that cover over 90% of the acreage, adding texture and rugged charm to the scenery. Throughout the

seasons, vibrant wildflowers dot the landscape, enhancing the natural beauty with bursts of color.

**IMPROVEMENTS:** The property features high fencing along two of its boundaries, enhancing wildlife management potential and offering flexibility for future improvements or operations.

**WATER:** Water features are a highlight of this tract, with the scenic Elm Creek meandering through the land, offering both visual appeal and a vital water source for wildlife. A natural spring and two serene ponds further enhance the water profile. Additionally, a newly drilled water well provides a reliable source of groundwater, supporting potential residential or agricultural use.

**WILDLIFE:** This land is a haven for wildlife, with frequent sightings of white-tailed deer, wild turkey, feral hogs, and various other native species. The diverse ecosystem and abundant natural resources support a thriving wildlife population year-round.

**MINERALS:** No mineral rights are currently owned with the sale of the property. There is one active pumping unit located on the tract.

**PROPERTY TAXES:** Ad valorem taxes for the year 2023 amounted to a modest $191.64, indicating potential agricultural valuation or wildlife exemption in place.

**COMMENTS:** This is truly a remarkable offering—a scenic, wildlife-rich property with rolling terrain, numerous ideal building sites, and convenient paved frontage along a Farm-to-Market road. The presence of multiple water features, nearby utilities, and excellent access further enhance its appeal. Several pipeline easements are present.

**PRICE:** Now offered at a reduced price of **$8,500 per acre**, down from the original listing price of **$9,750 per acre**, presenting an exceptional value for a property of this caliber.

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