

# 613 CR 3848

WISE COUNTY | POOLVILLE, TEXAS



BOUNDARY LINES ARE APPROXIMATE



# 613 CR 3848

WISE COUNTY | POOLVILLE, TEXAS

## Key Highlights

Features: Multiple water tanks/ponds, seasonal creek, mix of trees, grove of trees, lush meadow, beautiful hardwood trees, stunning views, wildlife

Utilities: Electricity available

School District: Poolville ISD

Directions: From Hwy 199, turn left onto CR 3849, then right onto CR 3848. Property is on the right in approximately one mile.

Location	613 County Road 3848 Poolville, Texas 76487
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Size	± 198 Acres
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Ag Exemption	Ag Exemption
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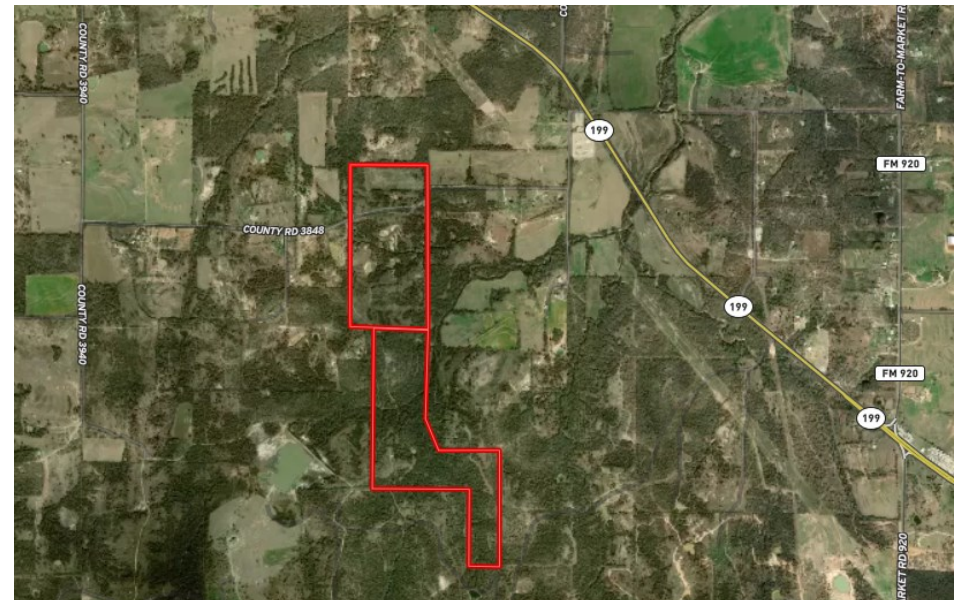
Restrictions	None
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Flood Plain	None
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MLS Number	20975344
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Tax ID	749716, 739525, 747749
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Price	\$11,500/Acre   \$2,277,000
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— 613 CR 3848 —  
WISE COUNTY | TEXAS

WAG  
WALSH  
WEGMAN  
GIORDANO  
Team

R RANCH & LAND

COMPASS





# Executive Summary

**613 CR 3848**

WISE COUNTY | POOLVILLE, TEXAS

"Located in the quiet southwest corner of Wise County, Texas, this ±198-acre property offers a versatile opportunity for a custom home, investment, or continued use as a working and recreational ranch. Historically used for hay and cattle production, the land includes several stock tanks ranging in size and capabilities, a 400' deep water well drilled in 2014 (Well ID: 355709), one oil well pad, and four subsurface pipelines are situated throughout the ranch.

At the north end of the property, an ±8-acre pasture has been dedicated to Bermuda grass, seasonally overseeded with winter wheat or oats to supplement wildlife and grazing.

Typical annual yields are 5 to 6 cuttings averaging 5,500 lbs of forage per acre/ per cutting. In addition the land also supports a wide range of native wildlife, making it an ideal spot for hunting whitetail deer, turkey, dove and feral hogs.

Access to the ranch is easy via paved County Road 3848, which bisects the northern edge and connects to State Highway 199. Just north of Poolville, this location blends rural tranquility with practical convenience, surrounded by scenic views and the charm of small-town Texas."





















## Frequently Asked Questions

**Q.** Is there an Ag Exemption?

**A.** Yes, the property currently holds an Ag exemption

**Q.** Do the tanks hold water year round?

**A.** Under normal conditions, Yes water is held year round

**Q.** Will the Seller subdivide?

**A.** Yes, the seller will consider subdividing





**Eric Walsh**

REALTOR®

M: 817.312.9586

[eric.walsh@compass.com](mailto:eric.walsh@compass.com)



**Neil Suftin**

REALTOR®

M: 817.565.9613

[neil.suftin@compass.com](mailto:neil.suftin@compass.com)

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