



FARM & RANCH

STUNNING 58+ ACRE CATTLE RANCH

TBD FM 1810 | Chico, 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

Welcome to this stunning 58+ acre cattle ranch with beautiful views, ideal for ranching, country living, or investment. The property is fully fenced, featuring a cow barn, a large tank, and subdivision potential. The custom-built approximately 2900 sqft 3-bedroom home showcases exquisite woodwork, custom cedar closets, and tile floors. The gourmet kitchen boasts custom cabinetry, granite countertops, and high-end appliances, perfect for entertaining. The open-concept living area is bright and inviting, with a stone fireplace and large windows offering breathtaking views. The spacious master suite includes an en-suite bathroom and cedar walk-in closets. A large covered patio allows for seamless outdoor living, overlooking ranch. The ranch's versatile acreage is perfect for cattle, horses, or development, making it an exceptional opportunity for ranchers or investors alike. Schedule a tour to experience the beauty and potential of this unique property. Seller will subdivide.

LOCATION

CITY Chico
County Wise
Schools Chico ISD

OFFER SUMMARY

List Price \$1,750,000
Lot Size 58.87 acres
Utilities Septic, Well

Driving Directions Heading north on Hwy 101 towards Chico, turn left on Sherman St. 6721 will be on the left. GPS friendly to 6721 FM 1810, Chico, TX.

HIGHLIGHTS

- COW BARN
- LARGE TANK
- SUBDIVISION POTENTIAL
- 2,900 SF | 3 BEDS | 2 BATHS
- SELLER WILL SUBDIVIDE
- FULLY FENCED

LISTING PRESENTED BY:



STEPHEN REICH
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TAMMY ROKUS
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PROPERTY WEBSITE LINK:
stephenreichgroup.com/20731267



PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



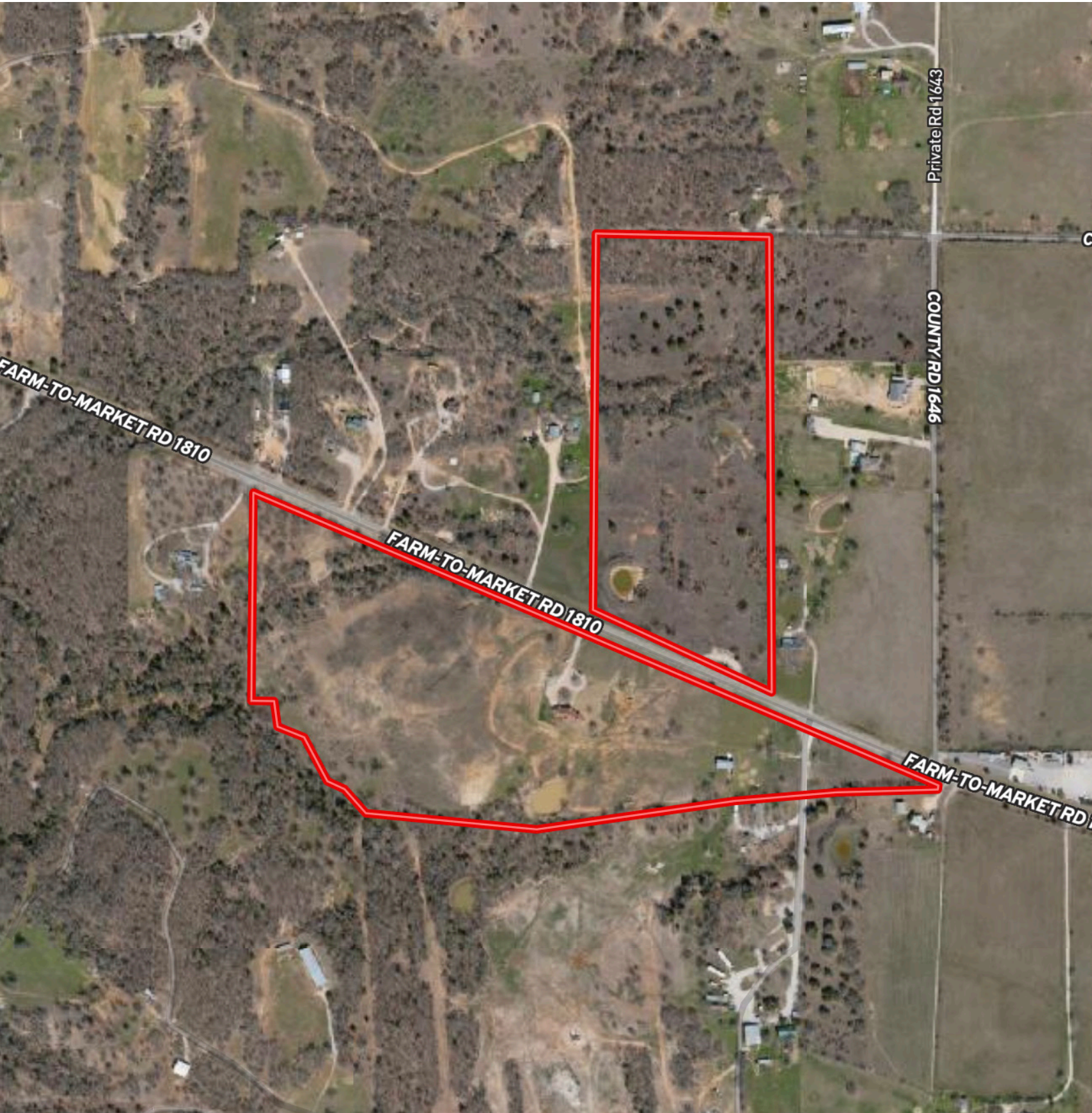
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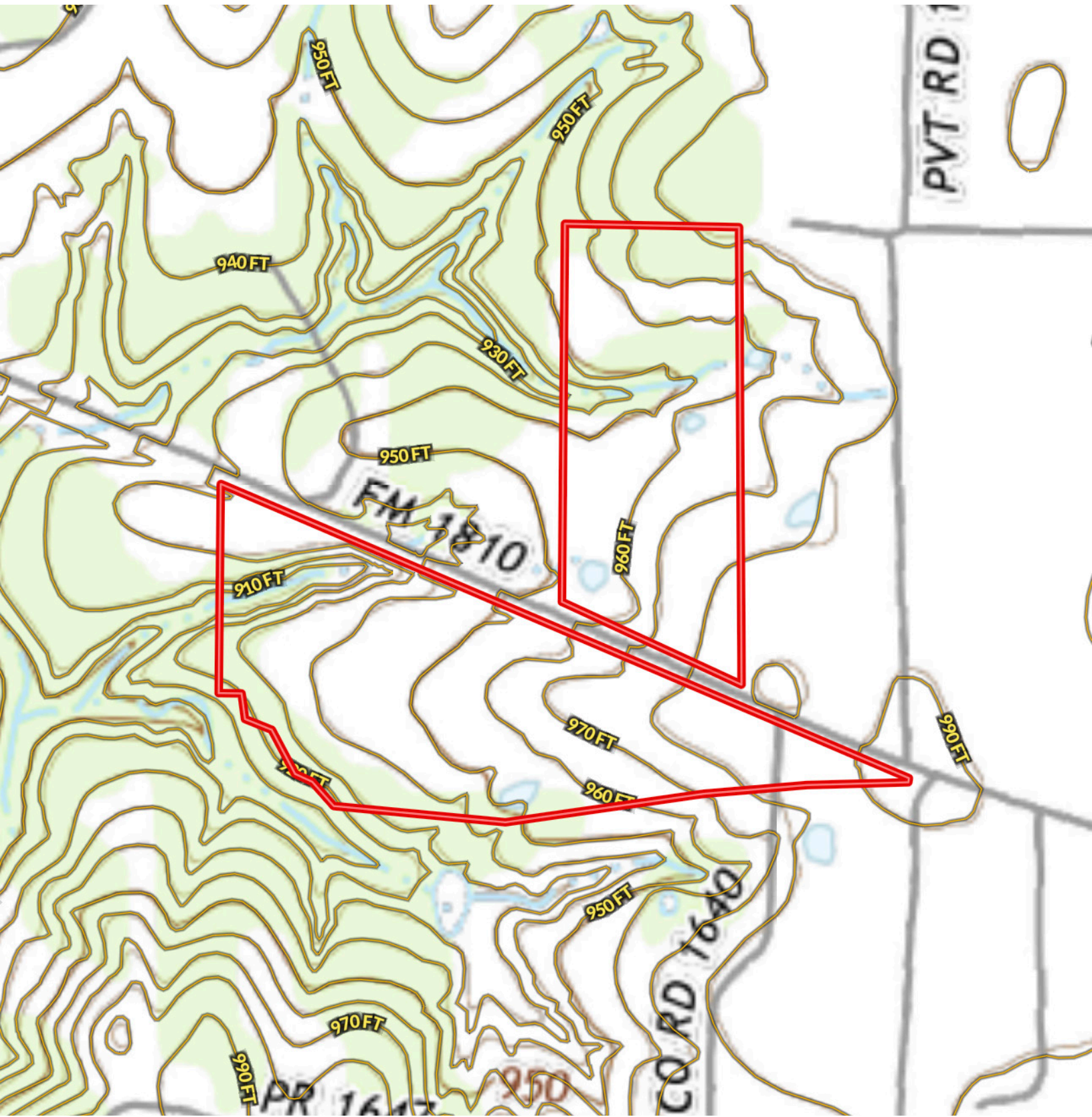
AERIAL MAP



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CONTOUR LINES & FLOODPLAIN



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