**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: Rolling to heavily rolling beautiful native terrain. The tree cover is diverse including but not limited to post oak, live oak, elm, juniper, red oak, Texas ash, and mesquite provide outstanding cover for wildlife. Loads of deer browse (woody shrubs) and forbes provide food for deer. Sandstone surface stone, and outcrops on over 90% of the property. Pretty wildflowers decorate the landscape.

IMPROVEMENTS: High fenced on two sides.

WATER: Scenic Elm Creek winds through the property. A natural spring and two ponds.

WILDLIFE: Deer, turkey, hogs, varmints, etc..

MINERALS: None owned and one pumping unit.

PROPERTY TAXES: $191.64 for 2023.

COMMENTS: A beautiful rolling property teaming with game, many building sites, water wells nearby, and paved FM frontage. Several pipelines.

PRICE: Reduced to $8,500.00 per acre from $9,750.00 per acre.

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