



## Lazy B Ranch

**\$6,950,000**



387.00 Acres  
Wise County  
1177 County Road 1750 Chico, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

The Lazy B Ranch represents a unique opportunity to purchase a turnkey ranch that has it all. A property of this caliber simply does not become available very often and the current owner has done the work so that the new owner can simply enjoy. The Lazy B has many features that are hard to find on one ranch and it is ideal for entertaining large groups of family, friends, or clients. You can entertain guests in the party barn or play pickleball on your own lighted court!

#### Location

The ranch is located three miles west of Chico and 17 miles west of Decatur. Travel time to Fort Worth is just under an hour and the ranch is 1 hour and 20 minutes from Dallas.

#### Improvements

The main house is a 4,639-sf custom home built in 2011. It has 5 bedrooms and 5.5 baths and was renovated in 2021. The house features a large open kitchen that connects both the living and dining area. The master bedroom and bathroom are not to be missed as they are fantastic. This house is straight out of a magazine and comes fully furnished.

Located near the main house is a fantastic 40x60 party barn with a...

