

Rockin A Ranch
Megargel, TX 76351

\$903,500
278 +/- acres
Archer County



Rockin A Ranch
Megargel, TX / Archer County

SUMMARY

City, State Zip

Megargel, TX 76351

County

Archer County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.4659 / -98.8246

Taxes (Annually)

412

Acreage

278

Price

\$903,500



PROPERTY DESCRIPTION

Bent Tree Ranch is a beautiful and well set-up piece of land with obvious appeal to the eye. Lying just north of the small town of Woodson, Texas, this 113-acre ranch has a picturesque cabin that sits in an ideal location to relax and entertain guests in style. This two-bedroom cabin home incorporates high-quality wood finishes accenting the walls and ceiling. Natural light is abundant in the open-concept living space and kitchen; both feature large windows overlooking the wood porch and wheat field. Up-to-date luxuries such as granite counters, stainless steel appliances, and chic open shelving achieve a rustic-modern farmhouse aesthetic. Each of the two large bedrooms has access to private bathrooms with comfortably sized, custom-designed step-in showers. Along the entire backside of the home, with entrances from each awning, is a large utility room with stainless steel sinks, freezers, storage, and a laundry area. Bent Tree Ranch provides daily front porch entertainment with resident wildlife, making ideal coffee guests by grazing peacefully on wheat fields during the winter mornings. A row of mature mesquites ends at the house, creating phenomenal dove hunting scenarios when the cultivation blooms with sunflowers. This land is free of O&G production, oilfield trash, or oilfield traffic, although the minerals are not owned to convey. Bent Tree Ranch provides opportunities for agricultural leases, long-term hunting leases, day hunts for dove hunters, a personal hunting retreat, or simply to reside in the woods.

WATER FEATURES & TERRAIN

- - 2 Ponds- 1-acre, 0.3-acre fed by seasonal waterways
- - Fort Belknap Co-op Water meter
- - 50+/- ft of rolling elevation; High points on SW corner
- - Mesquite cover, scattered hardwoods on seasonal creeks

COVER & WILDLIFE

- - *Tree Cover*--Heavily wooded; Mostly Mesquite, Post Oak, Elm, Hackberry
- - *Underbrush*--Heavy; Lotebush, Bumelia, Skunkbush, Prickly Pear, Turkey Pear
- - *Native Grasses*--Thick; Not currently grazed
- - *Cultivation*--10-acre field and old 35-acre field with small mesquite coming back
- - *Wildlife*--Excellent Mourning & White-Wing Dove, White-Tail Deer, Rio-Grande Turkey, duck & hog

MINERALS & WIND

- - No production or oilfield traffic
- - Owned minerals negotiable
- - No known wind leases in immediate area
- - All owned wind rights convey

ACCESS & DISTANCES

- - Kincy and Furr Road; Gate on the east side of the property
- - 5.5 miles northeast of Megargel
- - 8 miles northwest of Olney
- - 14 miles southwest of Archer City
- - 34 miles southwest of Wichita
- - 80 miles northwest of Weatherford

Listing Agent: Heath Kramer (940) 456-0575

Listing Broker: Boone Campbell (940)-282-5500

No Trespassing. Please contact a Campbell Farm & Ranch team member for a showing. Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents/Brokers must make first contact with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. Information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. Seller reserves the right to refuse any offer, review multiple offers, accept backup offers or remove the property from the active market.

Rockin A Ranch
Megargel, TX / Archer County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

heath@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com
