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









## Rockin A Ranch Megargel, TX / Archer County

### **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 highquality 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. Upto-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\*



**MORE INFO ONLINE:** 

- - 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

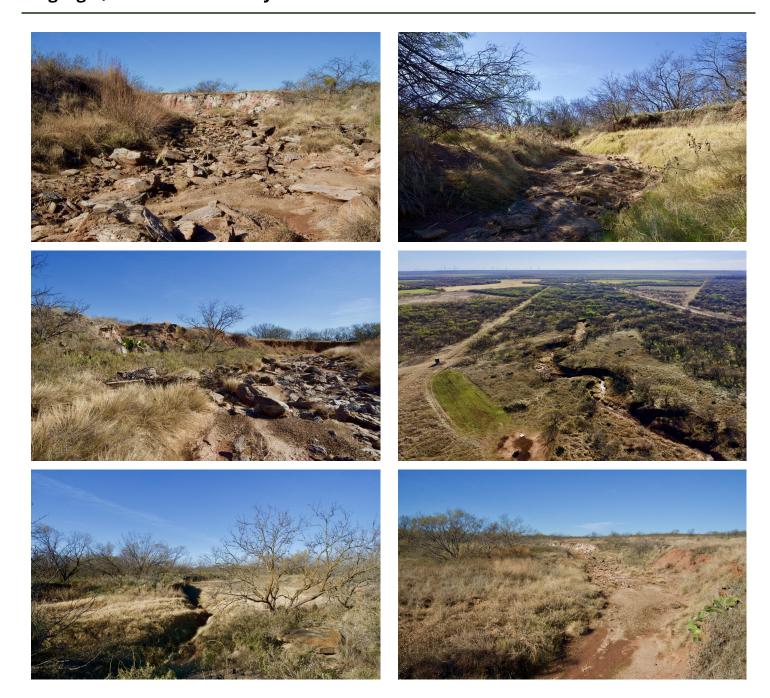
Listing Agent: Heath Kramer (940) 456-0575

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

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## Rockin A Ranch Megargel, TX / Archer County





# **Locator Maps**







# **Aerial Maps**





# LISTING REPRESENTATIVE

For more information contact:



### Representative

Heath Kramer

### Mobile

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### Office

(940) 549-7700

### **Email**

heath@cfrland.com

### Address

801 Elm Street

## City / State / Zip

Graham, TX 76450

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<u>NOTES</u>		



## **DISCLAIMERS**

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**MORE INFO ONLINE:** 

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