

**Shawver Homestead**  
Megargel, TX 76370

**\$1,020,000**  
364.130 +/- acres  
Archer County





**Shawver Homestead**  
**Megargel, TX / Archer County**

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**SUMMARY**

**City, State Zip**

Megargel, TX 76370

**County**

Archer County

**Type**

Hunting Land, Ranches, Recreational Land, Farms

**Latitude / Longitude**

33.533 / -98.9179

**Taxes (Annually)**

1009

**Dwelling Square Feet**

1200

**Acreage**

364.130

**Price**

\$1,020,000



## **PROPERTY DESCRIPTION**

Shawver Homestead is a well-manicured multi-use property located in southeast Archer County. Over the years, the farm has been used for running cattle, growing crops, and harvesting wildlife as a way to live off the land.

Eastside Lake Ranch boasts large live-oak mottes with bull mesquites blanketing the gently rolling terrain. This 120 acres of native wooded pasture has provided cattle with grass for years without any hunting pressure. The centrally located pond and diverse vegetation provide the needed resources to create a true wildlife sanctuary. Large post oaks and mesquites shade five acres of a fenced yard around the well-kept four-bedroom manufactured home, making for an ideal hunting cabin or country home. Nearby, a metal-framed workshop with a concrete slab and foam insulation provides extra room for equipment and storage. Eastside Lake Ranch provides views of Lake Graham and sits right across the road from a boat ramp!

Agents Comments: Eastside Lake Ranch has many exceptional recreational abilities and is a quick trip to Graham. The access to the lake makes it an ideal retirement property or hunting ranch. Previous Deed Restrictions prevent subdividing. More details are available upon request.

### **-- WATER FEATURES & TERRAIN --**

- 30ft of Rolling elevation-West to East
- 3 ponds, located in different pastures for rotating cattle
- Old cistern, used for homestead
- No rural water on the property

### **-- IMPROVEMENTS --**

- 1,200 sq ft Manufactured Home-Built in 1984
- 0.2 Acre fenced yard; Pipe fence to keep cattle out
- 1800 sq ft- Pole Barn for Farm Equipment and Hay
- Fenced for cattle; Good fencing and cross fencing

### **-- COVER & WILDLIFE --**

- *Tree Cover*--40% heavily wooded; Mostly mesquite, scattered hardwoods
- *Underbrush*--Heavy; Lotebush, Prickly Pear, Turkey Pear
- *Native Grasses*--Thick; currently under verbal grazing lease
- *Cultivation*--60% cultivation, currently not planted due to the property being listed
- *Wildlife*--Mourning & White-Wing Dove, White-Tail Deer, Rio-Grande Turkey, hog
- *Hunting*- Verbal hunting lease, expires end of July

-- MINERALS & WIND --

- No production or oilfield traffic
- Minerals unknown
- No known wind leases in the immediate area
- All owned wind rights convey

-- ACCESS & DISTANCES --

- Eastside Lake Road, the gate on the south boundary
- 5 miles north of Megargel
- 17 miles southwest of Archer City
- 35 miles southwest of Wichita Falls
- 60 miles northwest of Jacksboro
- 120 miles northwest of Fort Worth

Listing Agent: Heath Kramer (940) 456-0575

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Shawver Homestead  
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

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**NOTES**

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

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