

**McAnally Ranch**  
TBD McAnally Rd  
Megargel, TX 76370

**\$661,200**  
228± Acres  
Archer County



**MORE INFO ONLINE:**

**CFRLand.com**

**McAnally Ranch**  
**Megargel, TX / Archer County**

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**SUMMARY**

**Address**

TBD McAnally Rd

**City, State Zip**

Megargel, TX 76370

**County**

Archer County

**Type**

Ranches, Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

33.54858 / -98.949972

**Acreage**

228

**Price**

\$661,200

**Property Website**

<https://cfrland.com/detail/mcanally-ranch-archer-texas/54791/>





## McAnally Ranch

### Megargel, TX / Archer County

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#### **PROPERTY DESCRIPTION**

Welcome to McAnally Ranch, a charming countryside retreat just seven miles northwest of Megargel, Texas. This 228 +/- acre property boasts nearly one mile of picturesque road frontage along McAnally Road, offering a serene and idyllic setting for those who appreciate the beauty of nature and enjoy outdoor activities.

Situated in Archer County and Baylor County, this ranch spans 160 acres and 68 acres, boasting a great combination of cropland, woods, and native grasses. It is no wonder that McAnally Ranch is a paradise for both cattle ranching and hunting enthusiasts alike.

This property is currently leased to a local rancher for cattle grazing, comprised of 154 acres of cropland and 74 acres of mesquite trees with native grass. Winter wheat is planted on the cropland, which can also serve as an excellent food plot for wild game. If the new owner decides to continue leasing the land for grazing, it could provide an outstanding source of income. There is an abundance of surface water present, including a large pond, two tanks, and a creek that runs through the middle section of the native grass, providing a reliable source of water for both wildlife and livestock. Additionally, an electric power line runs along the east side of the property, making electricity easily accessible if desired.

Whether you are an avid hunter or rancher or simply appreciate the tranquility of the countryside, McAnally Ranch is your ultimate destination.

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

Fences ~ 5 strand barbed wire, good perimeter fence

Roads ~ Several roads/trails throughout property

Electricity ~ Tri-County Electric Coop power lines accessible

#### **-- WATER, COVER & TERRAIN --**

Surface Water ~ One Pond 1 ac when full; Two tanks under .5 acre each

Water Wells ~ None in the area

Tree Cover ~ 32% wooded - Moderate mesquite cover

Underbrush ~ Prickly Pear, Lotebush

Cultivation ~ 68% cropland currently planted to Winter Wheat

Native Grasses ~ Kleingrass, Buffalograss, Little Barley

Grazing ~ Currently grazed by lessee; capacity 1 animal unit to 28 acres

Soils ~ Tillman Clay Loam, Hollister Clay Loam, Vernon-Knoco Complex, Vernon Clay

#### **-- HUNTING & RECREATION --**

Wildlife ~ Whitetail deer, hogs, turkey, dove, quail, varmints

Blinds & Feeders ~ None included



Native Grasses ~ Thick stands, excellent bedding, ideal for wildlife and livestock

Pictures & Videos ~ Game camera footage being collected

Elevation Changes ~ 40 ft climbing from southeast to northwest

**-- MINERALS & WIND --**

Mineral Rights ~ Owned minerals negotiable

O&G Production ~ No production or lease

Wind Rights ~ 100% wind rights convey

Wind Production ~ No active wind turbines on property or in the area

**-- ACCESS & DISTANCES --**

Road Frontage ~ .75 mi along McAnally Rd, entire east side of the property

Nearby Towns ~ 7 mi NW of Megargel, 17 mi NW of Olney, 17 mi SE of Seymour

Major Cities ~ 46 mi SW of Wichita Falls, 110 mi NW of Fort Worth

Airports ~ 16 mi NW of Olney Municipal, 19 mi SE of Seymour Municipal, 51 mi SW of Wichita Falls Regional

**AGENT COMMENTS:** This property combines cropland and wooded areas, making it an ideal choice for both ranching and hunting enthusiasts. It is a dream come true for those who wish to own such a property at an affordable price. It's important to note that the cropland is currently under lease to a local rancher until July 1, 2024, and to hunters until September 1, 2024. If the property is sold, the remaining lease will be prorated to the buyer at closing, generating additional cash flow for the buyer.

**Listing Agent:** Kathy Bailes [940-256-4958](tel:940-256-4958)

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Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and 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. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information 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. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.





**McAnally Ranch**  
**Megargel, TX / Archer County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kathy Bailes

## Mobile

(940) 256-4958

## Office

(940) 549-7700

## Email

Kathy@cfrland.com

## Address

## City / State / Zip

Throckmorton, TX 76483

## NOTES

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**MORE INFO ONLINE:**

**CFRLand.com**

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