

**Shawver's Corner**  
20945 State Highway 114  
Megargel, TX 76370

**\$160,000**  
14.260± Acres  
Archer County





**Shawver's Corner**  
**Megargel, TX / Archer County**

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**SUMMARY**

**Address**

20945 State Highway 114

**City, State Zip**

Megargel, TX 76370

**County**

Archer County

**Type**

Residential Property, Undeveloped Land, Commercial, Horse Property, Single Family, Business Opportunity

**Latitude / Longitude**

33.454192 / -98.941166

**Taxes (Annually)**

433

**Dwelling Square Feet**

1216

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

14.260

**Price**

\$160,000

**Property Website**

<https://cfrland.com/detail/shawver-s-corner-archer-texas/70558/>



## Shawver's Corner Megargel, TX / Archer County

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### **PROPERTY DESCRIPTION**

Shawver's Corner offers a rare opportunity to own 14.26 acres of highly usable land with limitless potential for residential, agricultural, or commercial use. Conveniently located along State Highway 114 just outside the quiet town of Megargel, Texas, this property enjoys high visibility and steady traffic between Dallas-Fort Worth and Lubbock—making it an excellent location for a small business or investment venture.

The fenced acreage features a well-maintained two-bedroom, two-bath manufactured home with a durable metal roof and a charming covered front porch. Each bedroom and bathroom is situated on opposite ends of the home, offering privacy—an ideal layout for Airbnb hosting or guest accommodations.

Recent upgrades include:

- New flooring
- Updated window blinds
- Modernized bathroom fixtures
- Three individual heating and cooling units

The home is move-in ready and comes with essential appliances: refrigerator, stove, dishwasher, and washer/dryer hookups. Beyond the home, the property features a barn, livestock pens, and native grass pasture—perfect for horses or small-scale livestock operations. With access to city water, a private septic system, and location just outside city limits, you'll enjoy both convenience and flexibility.

Whether you're looking to launch a commercial enterprise, build your dream home, or run a hobby farm, Shawver's Corner is a place where ideas can grow.

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

- Mobile Home ~ 1216 sf - Two bedroom, two bath; New flooring, window blinds, bathroom fixtures, and (3) heating/cooling units
- Porches ~ Covered front porch and open back porch patio
- Utilities ~ City of Megargel water and Tri-County Co-op Electricity (all electric)
- Horse Barn ~ Tack room, wash rack, four stalls, all with electricity and water access
- Livestock Pens ~ Pipe frame in good condition, with loading chute
- Perimeter Fence ~ Good condition

### **-- MINERALS & WIND --**

- Minerals ~ Owned minerals do not convey
- O&G Production ~ no current oil or gas production or lease
- Wind Production ~ no wind lease or active turbines nearby

### **-- ACCESS & DISTANCES --**

- Road Frontage ~ S side - .65 mi State Highway 114; N side - .65 mi Cedar Street
- Nearby Towns ~ right outside of Megargel city limits; 12 mi W of Olney; 21 mi E of Seymour; 23 mi SW of Archer City
- Major Cities ~ 49 mi SW of Wichita Falls; 100 mi NE of Abilene
- Airports ~ 12 mi NW of Olney Municipal; 25 mi SW of Archer City Municipal; 56 mi SW of Wichita Falls Municipal; 135 mi NW of DFW International



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

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Shawver's Corner  
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

## NOTES

## This image shows a single 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.

## **DISCLAIMERS**

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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.





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