

80 Acres in Markley TX
TBD Highway 16
Markley, TX 76460

\$320,000
80 +/- acres
Young County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

80 Acres in Markley TX

Markley, TX / Young County

SUMMARY

Address

TBD Highway 16

City, State Zip

Markley, TX 76460

County

Young County

Type

Hunting Land, Ranches, Recreational Land,
Undeveloped Land

Latitude / Longitude

33.3579871 / -98.4481187

Acreage

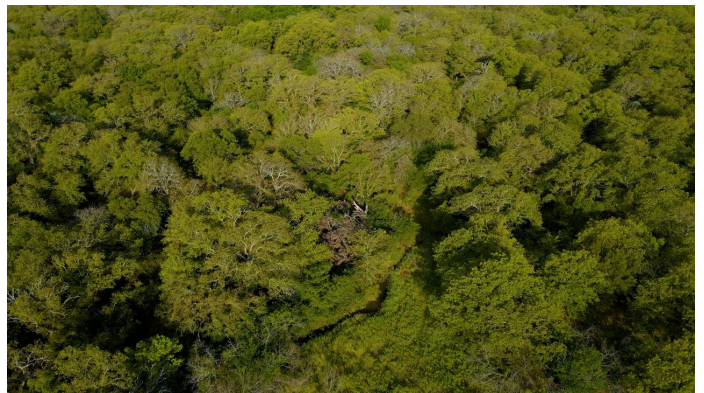
80

Price

\$320,000

Property Website

<https://moreoftexas.com/detail/80-acres-in-markley-tx-young-texas/20058/>



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PROPERTY DESCRIPTION

Exceptional 80 acre property located in Northern Young county. This ranch features excellent hunting for whitetail deer, hogs, turkey and dove. Established food plots are in place to attract deer as well as 25 acres of cultivation can be planted for wild game or grazing. The well managed native grasses provide additional grazing for cattle. 2 stocked ponds create fishing opportunities as well as watering holes for cattle and wild game. The property may be subdivided into two 40 acre tracts. Only 2 hours from the metroplex this is an all around great recreational property.

LOCATION:

- Located in Young County
- 20 miles from Graham
- 40 miles from Wichita Falls
- 132 miles from Dallas

WILDLIFE:

- Great whitetail deer, turkey hog and dove hunting.
 - This property has exceptional cover for all wild game.

CLIMATE:

- 31 inches of rain per year
- 244 Sunny days per year

UTILITIES:

- Fort Belknap Electric

MINERALS:

- All minerals and leasing rights owned by seller will be conveyed at closing



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VEGETATION:

- Mix of hardwood, mesquite, native grasses and cultivation.

TERRAIN:

- Over 50ft of elevation change.

SOILS:

- Mixtures of sandy loam can be found on the property.

CURRENT USE:

- Ranching and Livestock

POTENTIAL USE:

- Ranching and Livestock
- Hunting property
- Homesite
- Recreational

ACCESS:

- Access off Highway 16

TAXES:

- Ag exempt

EASEMENTS:

- Access easement along the north end of the property

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.



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For more information on the property

Keaton Livingston: 469-734-3112

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

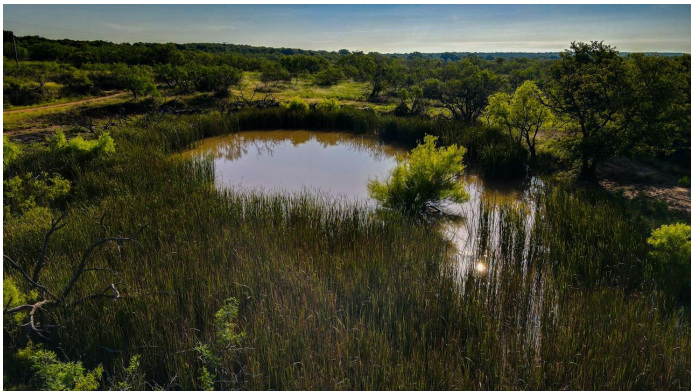


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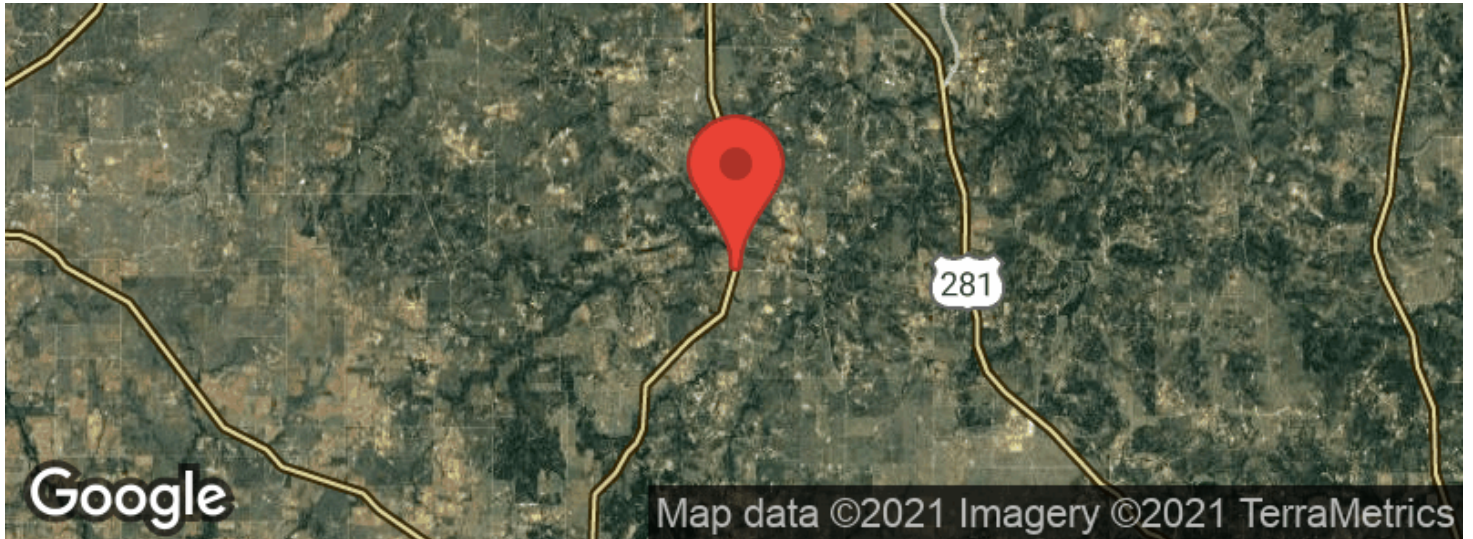


Locator Maps



80 Acres in Markley TX
Markley, TX / Young County

Aerial Maps



80 Acres in Markley TX
Markley, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES

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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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.



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