

748.48 ac Dad's Corner Ranch II
TBD Dads Corner Rd
Holliday, TX 76366

\$1,758,928
748.480 +/- acres
Archer County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

748.48 ac Dad's Corner Ranch II
Holliday, TX / Archer County

SUMMARY

Address

TBD Dads Corner Rd

City, State Zip

Holliday, TX 76366

County

Archer County

Type

Ranches

Latitude / Longitude

33.7458 / -98.6661

Acreage

748.480

Price

\$1,758,928

Property Website

<https://moreoftexas.com/detail/748-48-ac-dad-s-corner-ranch-ii-archer-texas/23533/>



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Holliday, TX / Archer County

PROPERTY DESCRIPTION

Dad's Corner Ranch II, located on Dads Corner Rd less than a mile from FM 368 in Archer County just south of Holliday, TX 76366, is a mixed use farm, ranch, and recreational property that has everything you need. Perfect place to run cattle with plenty of water for livestock and wildlife, and 40 acres of cultivation. It has a good set of working pens. Fenced and cross fenced into 3 pastures with ample water in each pasture. Fencing is good to excellent. Access to the ranch is excellent with a mile of CR frontage. (ALSO being offered as a 1765 acre ranch - see MOP number 19041 and a break-out 1001 acre ranch - see MOP number 23527)

LOCATION: GPS 33.7519,-98.6881

WATER: numerous ponds

CLIMATE: Average high in the summer is mid to upper 90's, while the winter highs are in the 50's

UTILITIES: electricty available

WILDLIFE: whitetail, hogs, turkey, dove

MINERALS: none

VEGETATION: native grasses, scattered mesquites, 40 acres of wheat

TERRAIN: mostly level

SOILS: Clay Loam

TAXES: AG exempt

IMPROVEMENTS: Pens

CURRENT USE: farm, ranch, recreational

POTENTIAL USE: farm, ranch, recreational and residential

FENCING: excellent



MORE INFO ONLINE:

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ACCESS: One (1) miles of frontage along Dads Corner Rd

EASEMENTS: pipelines, electrical, transmission

LEASES: grazing and farming

SHOWINGS: contact listing agent directly Matt McLemore 940-781-8475

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.

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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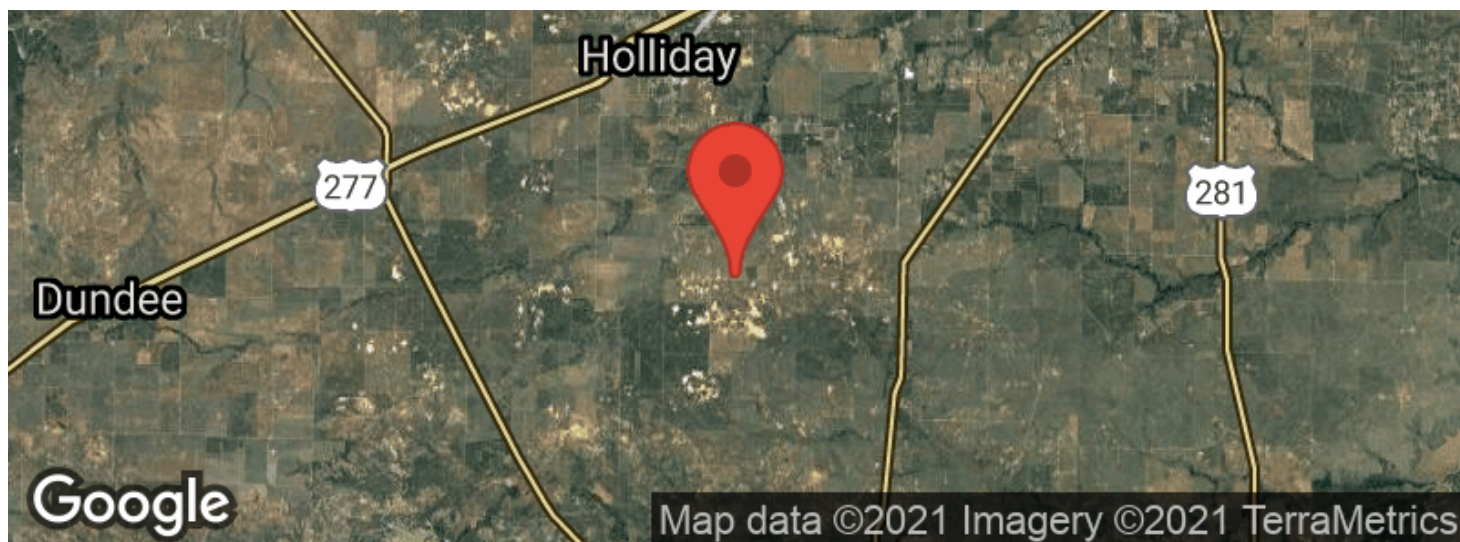
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Locator Maps



748.48 ac Dad's Corner Ranch II
Holliday, TX / Archer County

Aerial Maps



748.48 ac Dad's Corner Ranch II
Holliday, TX / Archer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

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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