

RS# 48408 - 89 ac TBD Harding St & Cottonwood St,
Wichita Falls TX
TBD Harding & Cottonwood Streets
Wichita Falls, TX 76301

\$285,000
89± Acres
Wichita County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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Wichita Falls, TX / Wichita County

SUMMARY

Address

TBD Harding & Cottonwood Streets

City, State Zip

Wichita Falls, TX 76301

County

Wichita County

Type

Ranches, Recreational Land

Latitude / Longitude

33.913607 / -98.4524

Acreage

89

Price

\$285,000

Property Website

<https://www.mossyoakproperties.com/property/rs-48408-89-ac-tbd-harding-st-cottonwood-st-wichita-falls-tx-wichita-texas/48408/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Matt McLemore at [940-781-8475](tel:940-781-8475) at the McLemore Realty Group office.

OWNER FINANCING IS AVAILABLE! Approx 89 acres within the city limits of Wichita Falls, TX. Can be used for grazing and/or residential. Terrain is mostly level with some scattered mesquite trees. This property has frontage on Harding Street, Cottonwood Street and BeBe Lane, making it perfect for a housing development or to continue using it for grazing and cultivation.

LOCATION: TBD Harding St, Cottonwood St and Bebe Ln, Wichita Falls TX 76301 - GPS: 33.913607,-98.4524

WATER: 2 small ponds and 1 water meters (set on the BeBe Lane lots)

UTILITIES: Electricity and city services are available

VEGETATION: some mesquite and native grasses

TERRAIN: mostly level

SOILS: clay loam

TAXES: AG exempt

IMPROVEMENTS:

CURRENT USE: ranching

POTENTIAL USE: ranching, residential

FENCING: barbed wire

ACCESS: 500+ ft of frontage on Harding, 1100+ ft of frontage on Cottonwood, 175+ ft of frontage on Bebe

EASEMENTS: none

LEASES: none

SHOWINGS: contact Matt McLemore to schedule showings and for more information [940-781-8475](tel: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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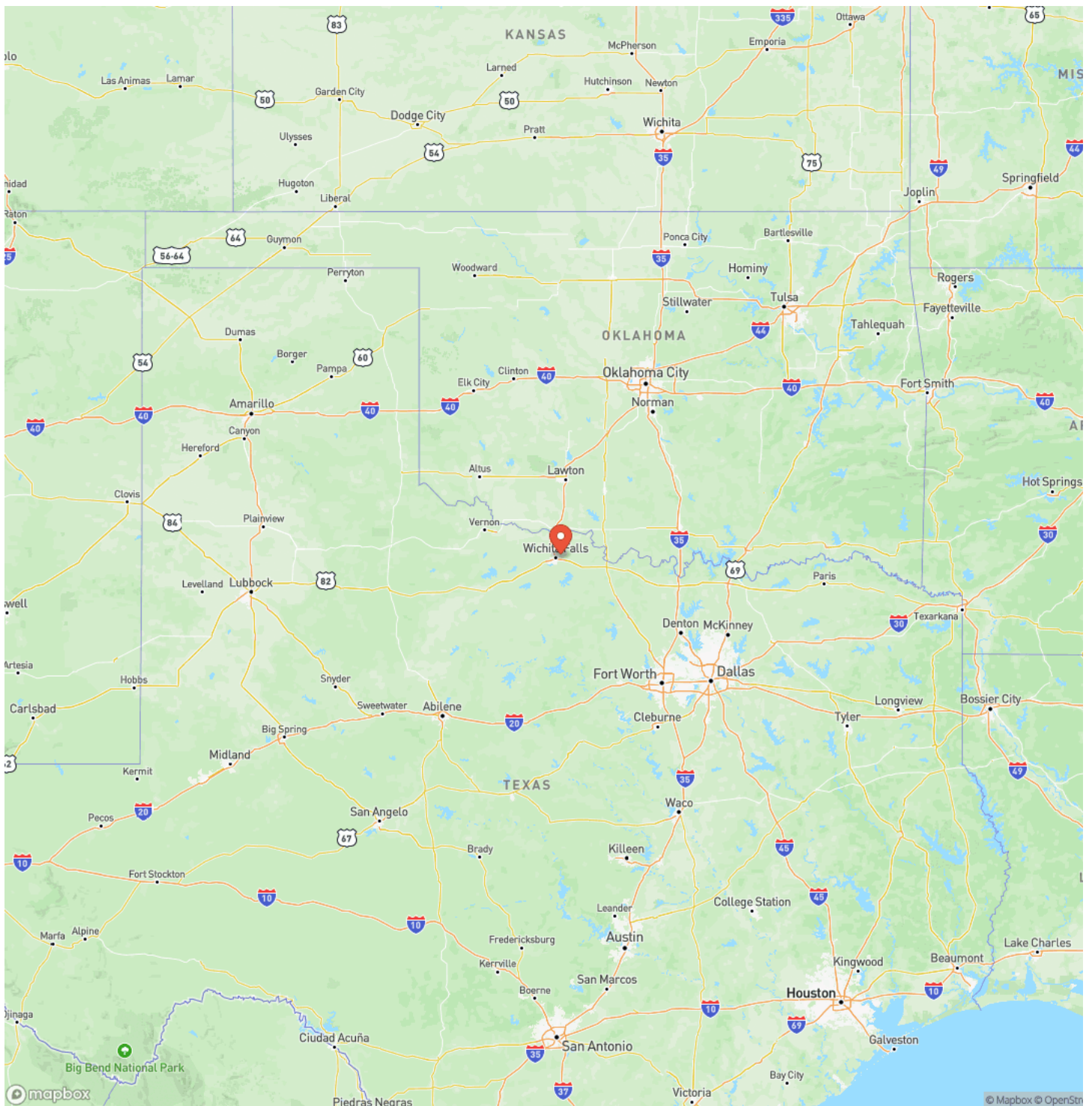


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Locator Map

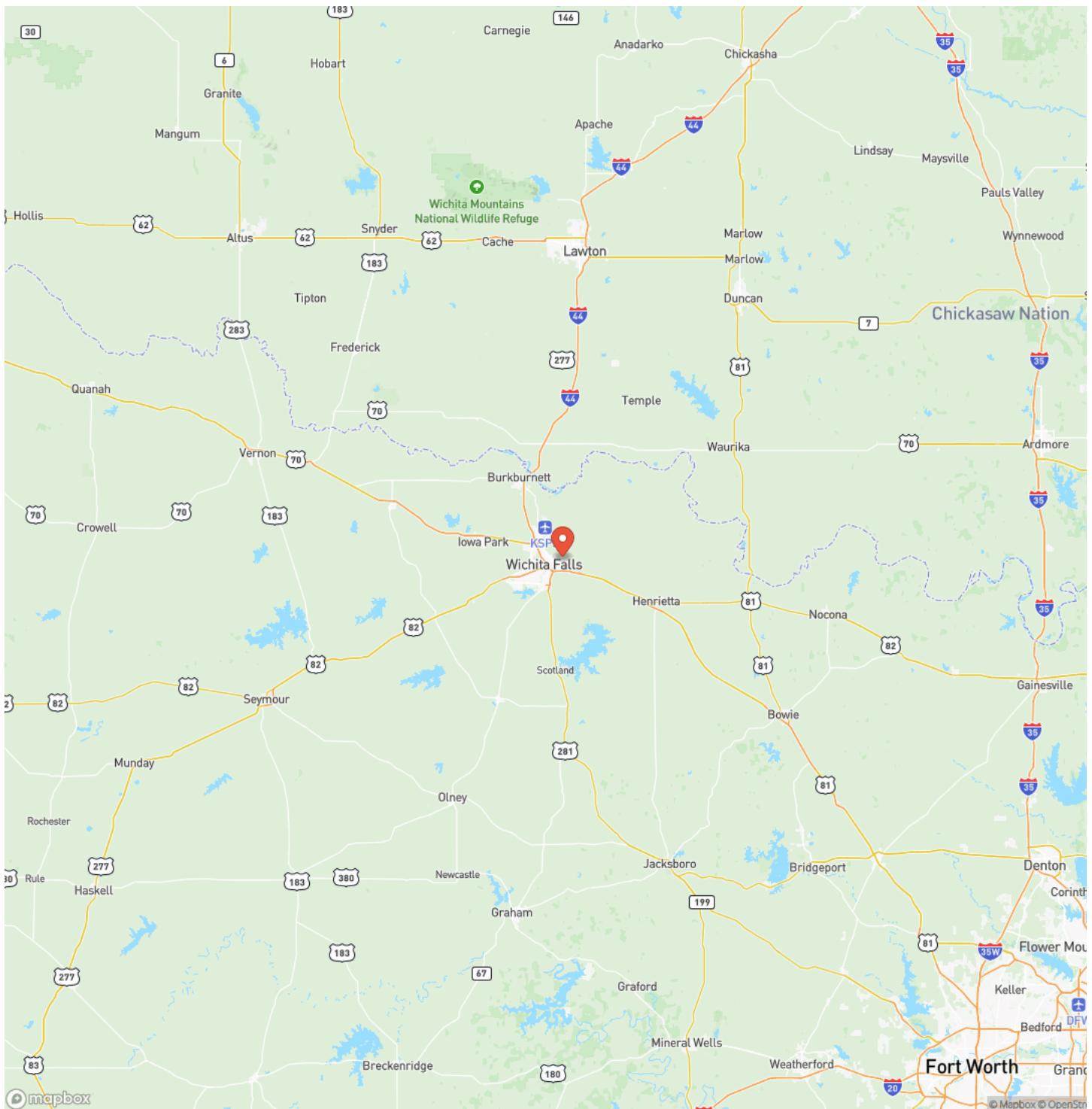


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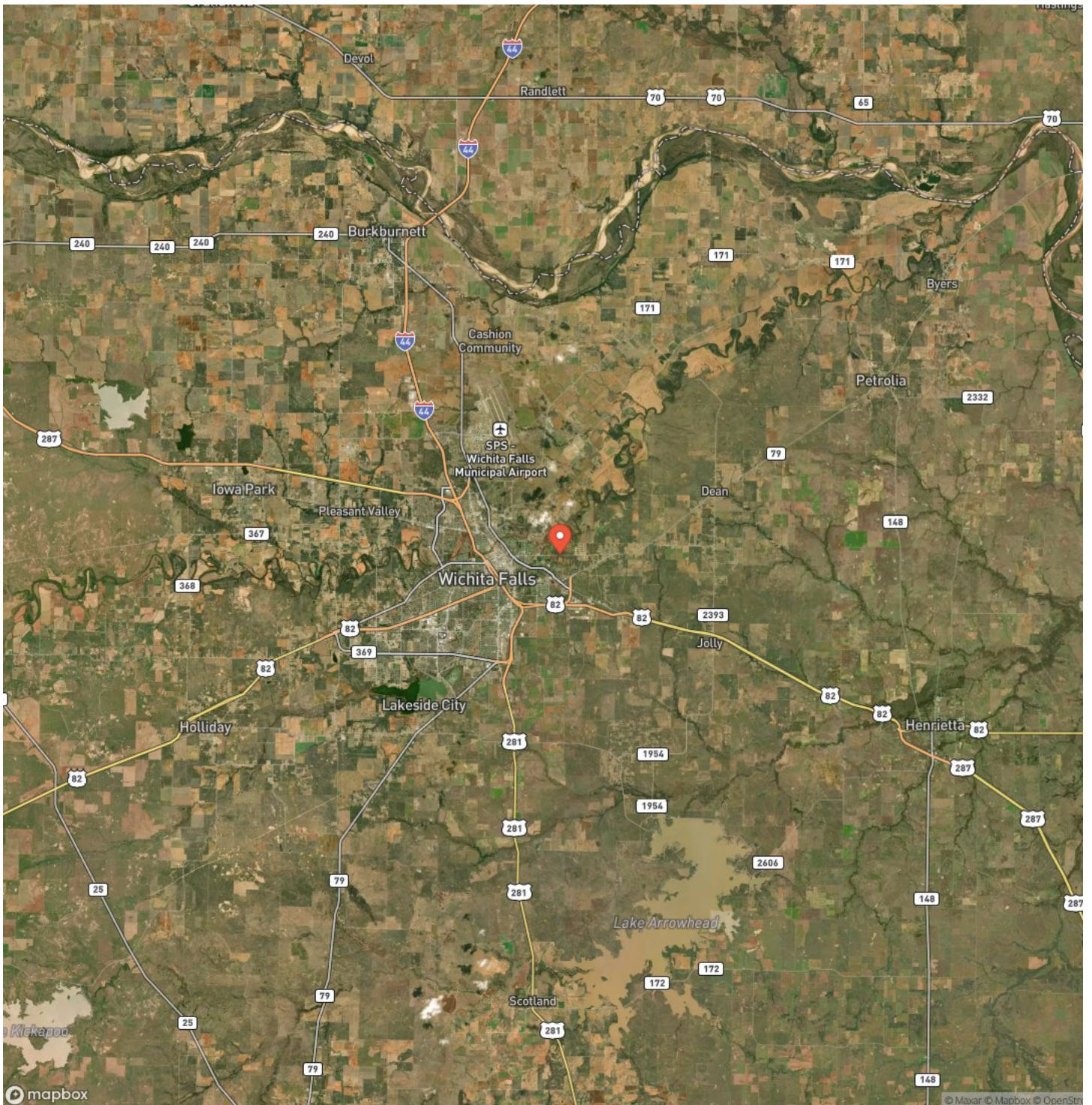


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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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 single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or printed text on the page.

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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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