

RS# 56861 - 1374 Hoff Rd, Windthorst TX 76389
1374 Hoff Rd
Windthorst, TX 76389

\$250,000
3± Acres
Clay County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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Windthorst, TX / Clay County

SUMMARY

Address

1374 Hoff Rd

City, State Zip

Windthorst, TX 76389

County

Clay County

Type

Residential Property

Latitude / Longitude

33.552813 / -98.419547

Dwelling Square Feet

1822

Bedrooms / Bathrooms

3 / 2

Acreage

3

Price

\$250,000

Property Website

<https://www.mossyoakproperties.com/property/rs-56861-1374-hoff-rd-windthorst-tx-76389-clay-texas/56861/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Matt McLemore at [940-781-8475](tel:940-781-8475) or Vicky Blair at [940-224-4799](tel:940-224-4799) at the McLemore Realty Group.

Located in the prized Windthorst School District, this 1,822 sq ft 3 bedroom, 2 bath open concept brick home will endear you to an area where community is highly valued. There is an additional game room that could easily be a 4th bedroom. The home also has a breakfast nook as well as a family dinner room. The owners recently replaced the HVAC unit. Outside there is 2 covered areas for gatherings. The home is in excellent condition and has additional acreage to roam or add improvements to. To be offered as either the house and approximately one acre for \$215,000 or the house and approximately three acres for \$250,000.

LOCATION: 1374 Hoff Rd, Windthorst TX 76389 GPS: 33.552813,-98.419547

UTILITIES: septic, rural water

Living Room: 17x21

Breakfast nook: 9x9

Office: 12x12

Master: 15x15

Bed 2: 12x15

Bed 3: 10x12

Bed 4/Game Room: 15x15

Covered patio: 18x35

SHOWINGS: contact Matt McLemore at [940-781-8475](tel:940-781-8475) or Vicky Blair at [940-224-4799](tel:940-224-4799) for more information and to schedule a showing.

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.

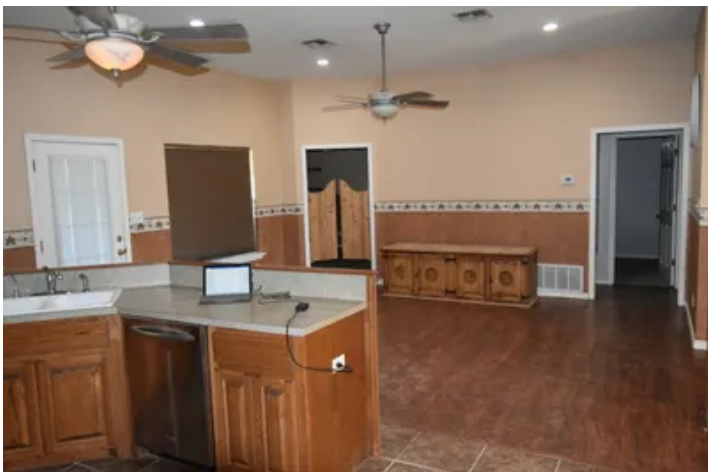


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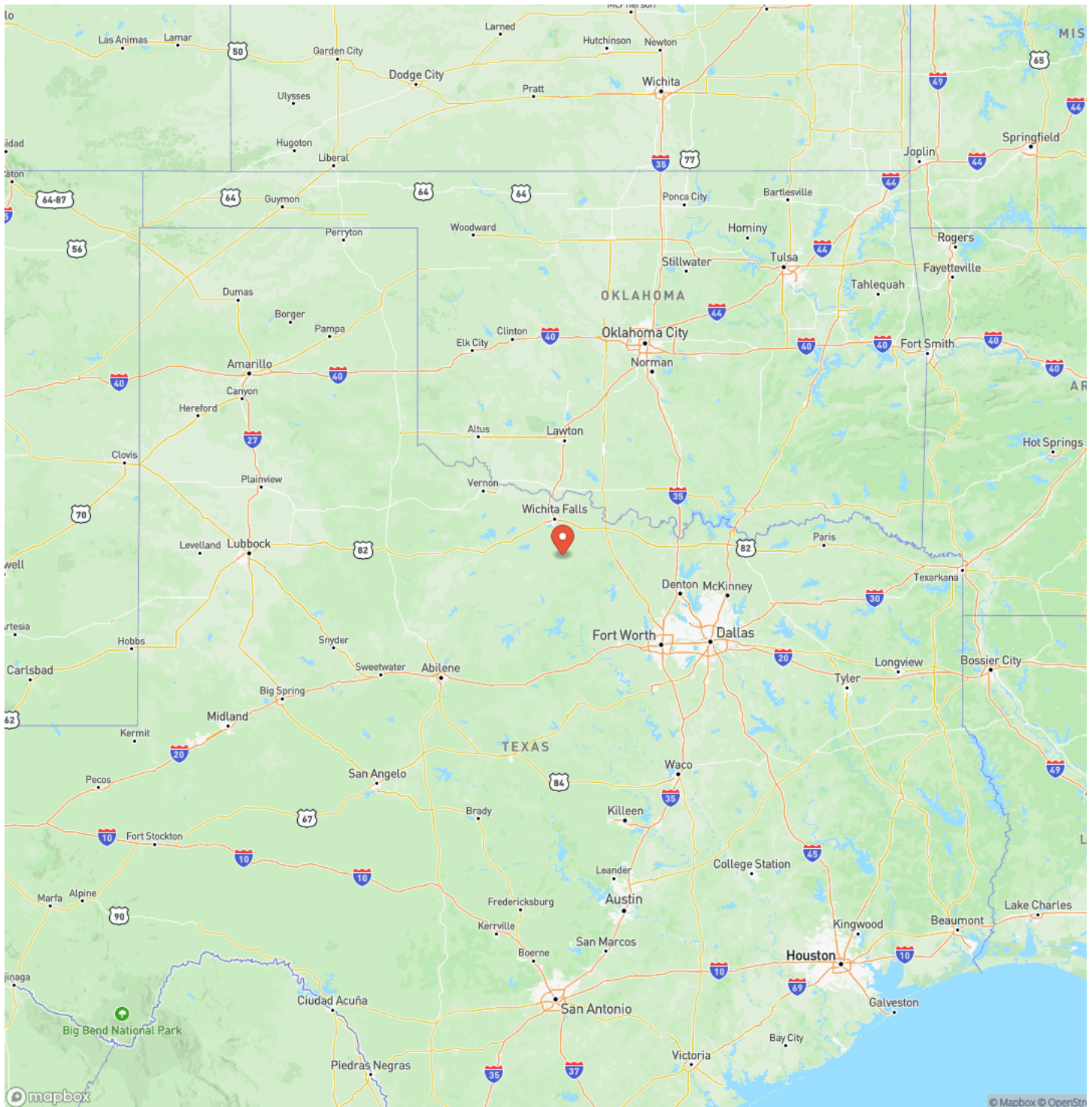
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Locator Map



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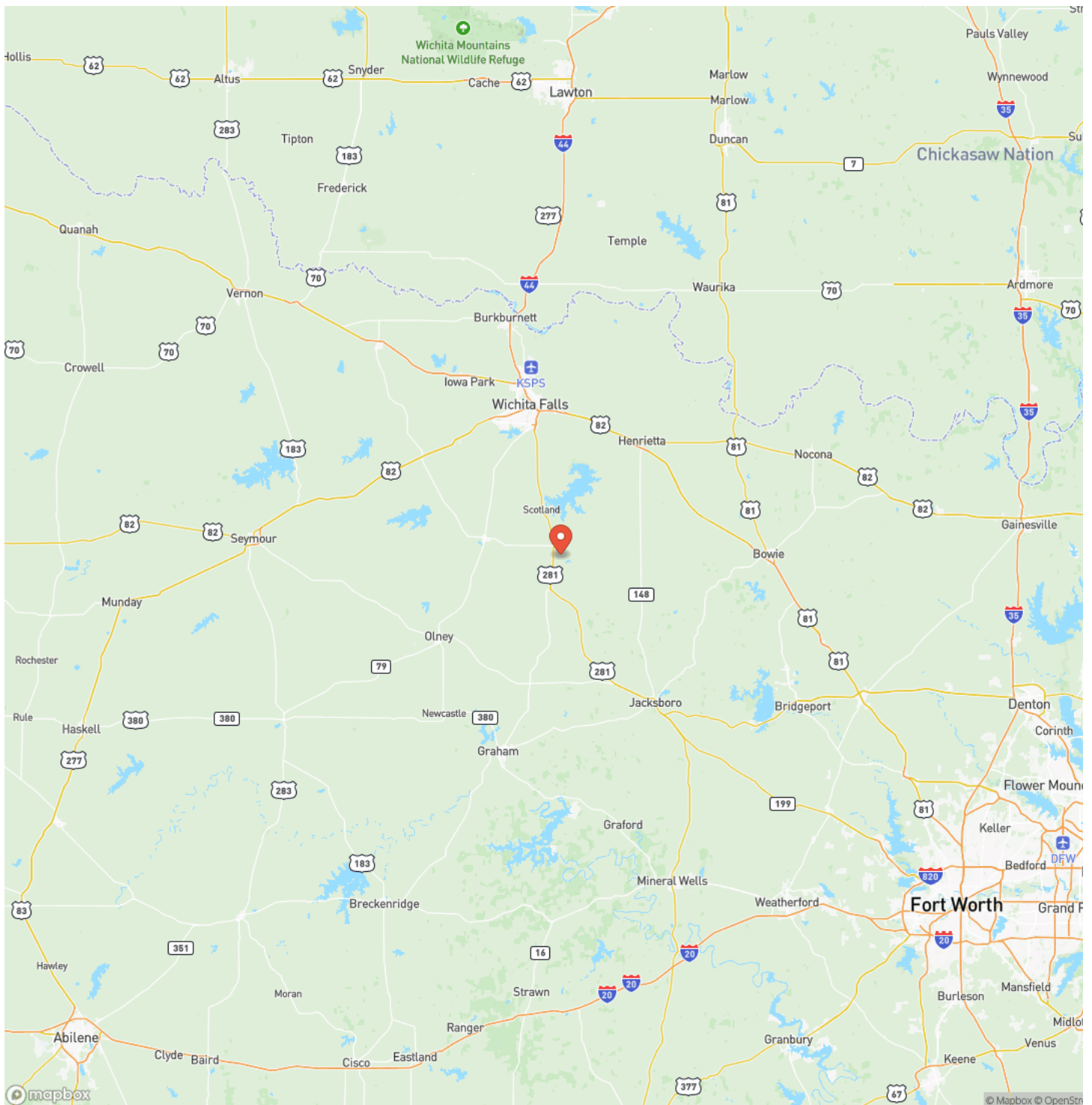
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Locator Map



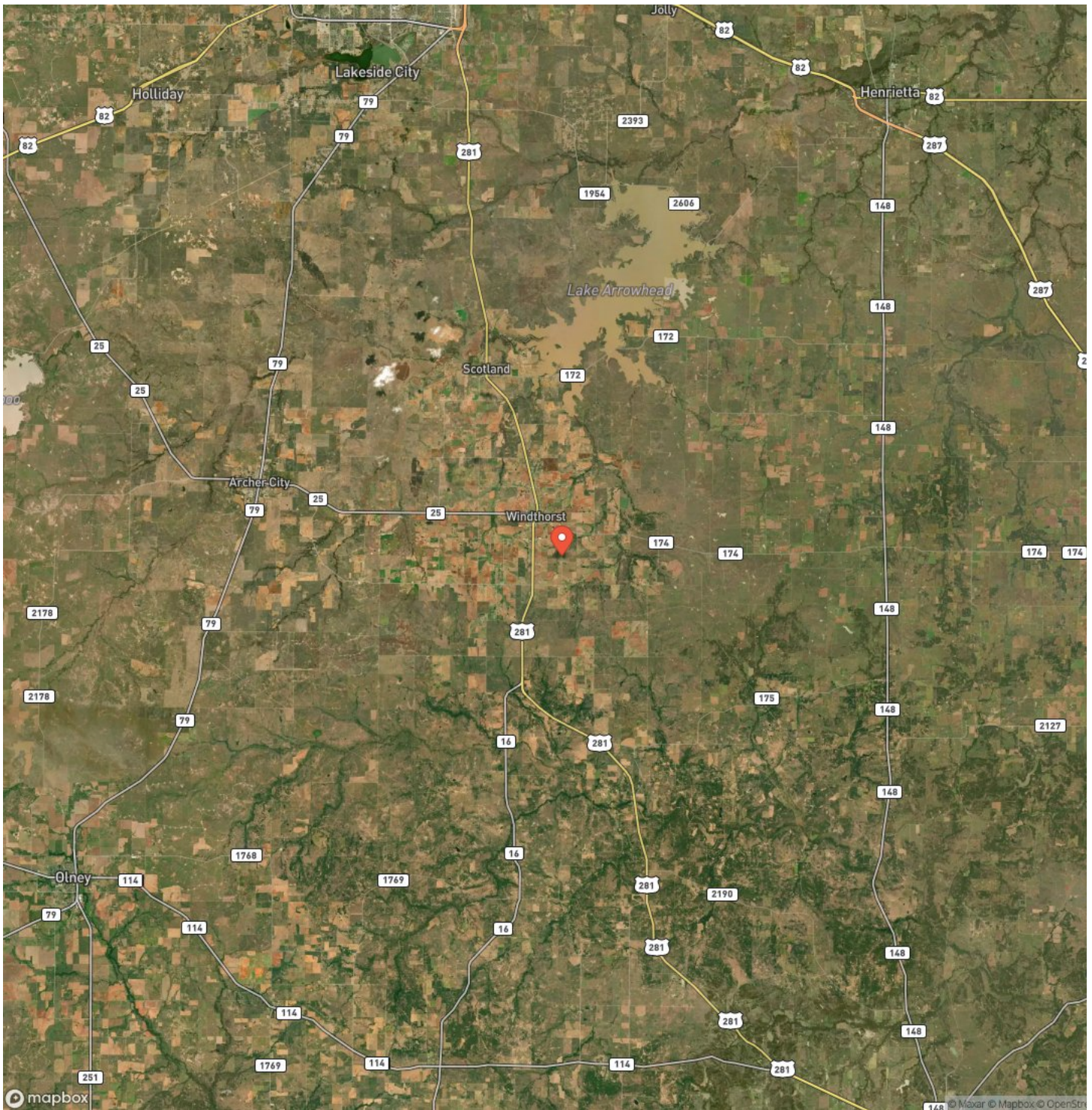
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Archer City, TX 76351

NOTES

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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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