

**Fantastic 143 acre Tract with Minerals!
Hunt and/or Build, Co-op water and
Electricity available Archer City, Archer
County**

**TBD River Road
Archer City, TX 76351**

\$353,925

**143 +/- acres
Archer County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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Archer City, TX / Archer County**

SUMMARY

Address

TBD River Road

City, State Zip

Archer City, TX 76351

County

Archer County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.6045 / -98.6428

Acreage

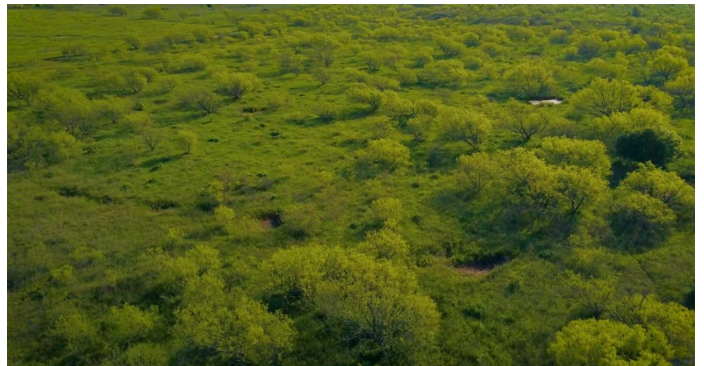
143

Price

\$353,925

Property Website

<https://moreoftexas.com/detail/fantastic-143-acre-tract-with-minerals-hunt-and-or-build-co-op-water-and-electricity-availalbe-archer-city-archer-county-archer-texas/10253/>



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PROPERTY DESCRIPTION

This approx. 143 acre of prime hunting land is just a stone's throw from Archer City, TX 76351 in Archer County. It lies within a corridor where the big bucks commute, waterfowl visit the pond, rios gobble at sunrise, small game abound and wild hogs make their mark. Hardwoods and large mesquite, as well as approx. 25 acres of tillable land, for wildlife plots and/or grazing. A seasonal creek traverses the property north and south, feeding off the South Fork of the Little Wichita River.. A nearly half acre pond provides water for cattle and wildlife. In addition to exceptional hunting this property is also ideal for building that dream home with co-op water is available on the property as well as easy access to electric. Sellers will negotiate minerals owned with new owner. The BIC 143 offers it all, for a smaller tract. Harvest pictures are whitetail harvested by Matt McLemore and son Landon McLemore, approx. 1.5 mile from property for sale. Dad's gross score is 153, son's gross is 156. Both harvested with bow, 2016 and 2019, and both Pope and Young. Scored by certified scorer Kyle Wells. Owner of property for sale is a licensed real estate agent.

PRICE: \$375,375.00 AND/OR \$2,625.00 an acre

DESCRIPTION: Approx 143 acres

LOCATION: River Rd, Archer City, Archer Co

WATER: One surface pond, a seasonal creek

CLIMATE: Summer high avg = 97 deg. Winter low avg = 29 deg; Rainfall avg = 29"/yr; Snow avg = 2"/yr

UTILITIES: Wichita Valley Water by the gate on River Rd and electricity is available

WILDLIFE: whitetail deer, turkey, hogs, dove, duck and small game

MINERALS: Per owner - negotiable

VEGETATION: Native grass with approx. 25 acres of cultivation

TERRAIN: Rolling to flat

SOILS: Clay Loam, Mangum, Sandy Loam



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TAXES: Ag exempt

IMPROVEMENTS: Co-op water line

CURRENT USE: Ranch and hunting

POTENTIAL USE: Custom Home, Ranching and/or Hunting

FENCING: Good

ACCESS: River Rd, Black Top

EASEMENTS: Utility and water

LEASES: None

SHOWINGS: Contact Agent, Matt McLemore 940-781-8475

ADDITIONAL: Owner is agent

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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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Mclemore

Mobile

(940) 781-8475

Email

mmclemore@mossyoakproperties.com

Address

111

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.



MoreofTexas.com

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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Mossy Oak Properties of Texas

4000 W University Dr

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