

**RS# 33668 - Wonderful home on 2 acres -
Windthorst School District
259 Scheffe Rd
Windthorst, TX 76389**

\$340,000

**2± Acres
Clay County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 33668 - Wonderful home on 2 acres - Windthorst School District
Windthorst, TX / Clay County

SUMMARY

Address

259 Scheffe Rd

City, State Zip

Windthorst, TX 76389

County

Clay County

Type

Residential Property

Latitude / Longitude

33.573208 / -98.419169

Dwelling Square Feet

2264

Bedrooms / Bathrooms

4 / 2

Acreage

2

Price

\$340,000

Property Website

<https://moreoftexas.com/detail/rs-33668-wonderful-home-on-2-acres-windthorst-school-district-clay-texas/33668/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 33668 - Wonderful home on 2 acres - Windthorst School District
Windthorst, TX / Clay County

PROPERTY DESCRIPTION

PRICE REDUCED! MOTIVATED SELLER! Located in the sought after Windthorst ISD, this 2,264 sq ft home with 4 bedrooms and 2 baths sits on 2 country acres in Clay County, Windthorst, Texas. Built in 2005, this nice brick home has a new metal roof and soon a new HVAC. The home has an open concept kitchen, dining room, and a large living room. A wonderful sunroom adds extra family space. Metal outside storage building. Only 4 minutes from the school campus. Easy access to FM 174, Hwy 281 and points beyond.

*Offering being presented by Mossy Oak Properties of Texas and a relocation company. Call for details in order to make an offer.

WATER: Rural water provided by City of Windthorst

LIVING ROOM: 20X20

DINING ROOM: 12X12

KITCHEN: 12X14

MASTER: 13X16

BED 2: 12X12

BED 3: 12X12

BED 4: 12X12

SUNROOM: 8X19

UTILITY ROOM: 7X11

Contact listing agent for showing instructions.

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



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**RS# 33668 - Wonderful home on 2 acres - Windthorst School District
Windthorst, TX / Clay County**



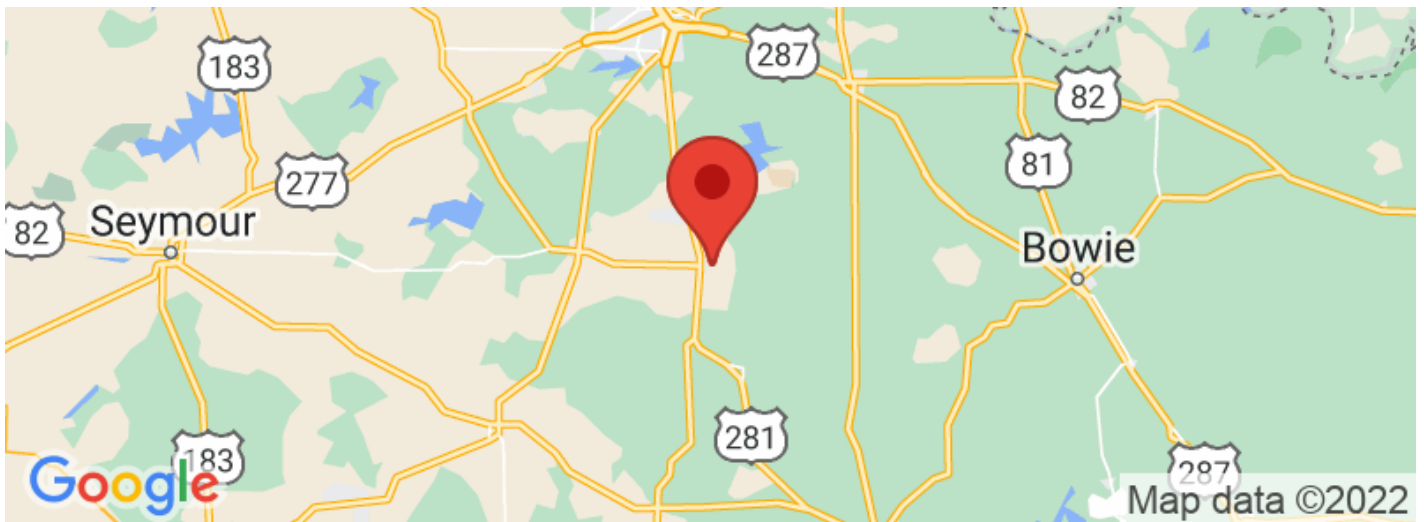
**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 33668 - Wonderful home on 2 acres - Windthorst School District
Windthorst, TX / Clay County

Locator Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 33668 - Wonderful home on 2 acres - Windthorst School District
Windthorst, TX / Clay County

Aerial Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**RS# 33668 - Wonderful home on 2 acres - Windthorst School District
Windthorst, TX / Clay 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

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.

**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com