

RS# 61770 - 376 ac PRIME HUNTING LAND - Electra TX  
76360  
TBD Hwy 25  
Electra, TX 76360

**\$1,052,800**  
376± Acres  
Wichita County



**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



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**Electra, TX / Wichita County**

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**SUMMARY**

**Address**

TBD Hwy 25

**City, State Zip**

Electra, TX 76360

**County**

Wichita County

**Type**

Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

33.958647 / -98.900506

**Acreage**

376

**Price**

\$1,052,800

**Property Website**

<https://www.mossyoakproperties.com/property/rs-61770-376-ac-prime-hunting-land-electra-tx-76360-wichita-texas/61770/>



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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.

The Justus Ranch is a superb 376 +/- acre hunting ranch in Wichita County, just south of Electra TX on Hwy 25, with **exceptional whitetail genetics**. Limited to zero hunting pressure from the neighbors. .. Across the road from the Waggoner Ranch. Approx 55 acres of tillable land perfect for food plots, for dove hunting, hog and deer. With multiple watershed tanks and several draws and creek crossings The Justus Ranch has plenty of H2O for wildlife. The terrain is dense mesquite as well as hackberries in areas combined with open areas for views. The topography is gently rolling and rugged in areas. All whitetail pictures are of deer harvested from the property.

LOCATION: TBD Hwy 25, Electra TX 76360 GPS: 33.958647,-98.900506

WATER: multiple ponds and seasonal creeks

UTILITIES: electricity is available

WILDLIFE: whitetail deer, hogs, dove, varmints

MINERALS: None, sellers doesn't own any rights

VEGETATION: native grasses and mesquite

TERRAIN: 50 ft of elevation changes

SOILS: clay loam

TAXES: AG exempt

CURRENT USE: ranching and recreational

POTENTIAL USE: ranching and recreational

NEIGHBORS: Large neighbors - the Waggoner Ranch and the Archer Ranch

FENCING: Barb wire in good condition

ACCESS: off Hwy 25 - approx. 3,500 ft of paved frontage

EASEMENTS: pipeline

LEASES: There is some oil production on the ranch, but does not affect the overall use of the property.

SHOWINGS: contact Matt McLemore for information and showing instructions at [940-781-8475](tel:940-781-8475). Seller's agent must be present at all showings.

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



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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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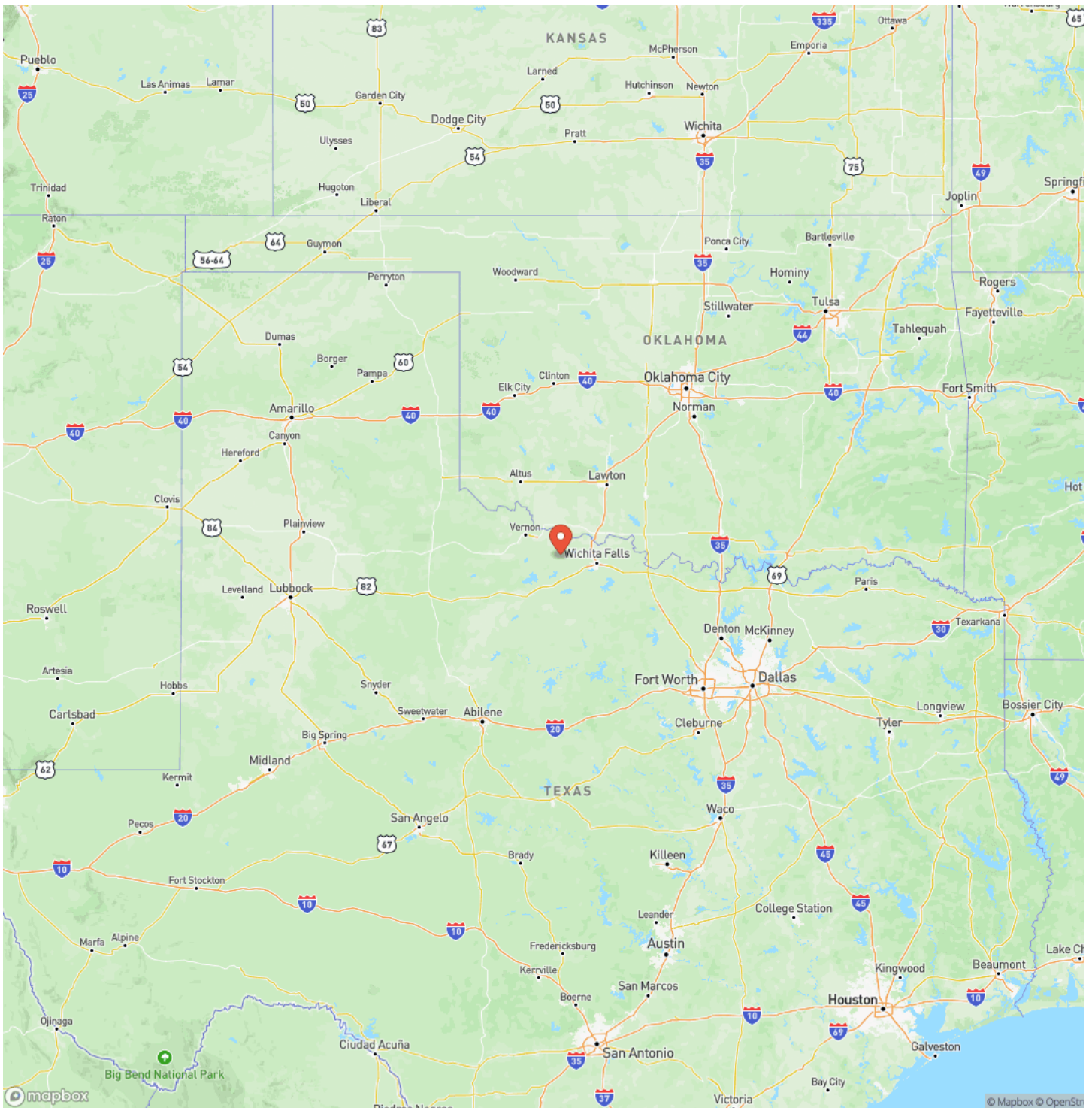
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## Electra, TX / Wichita County

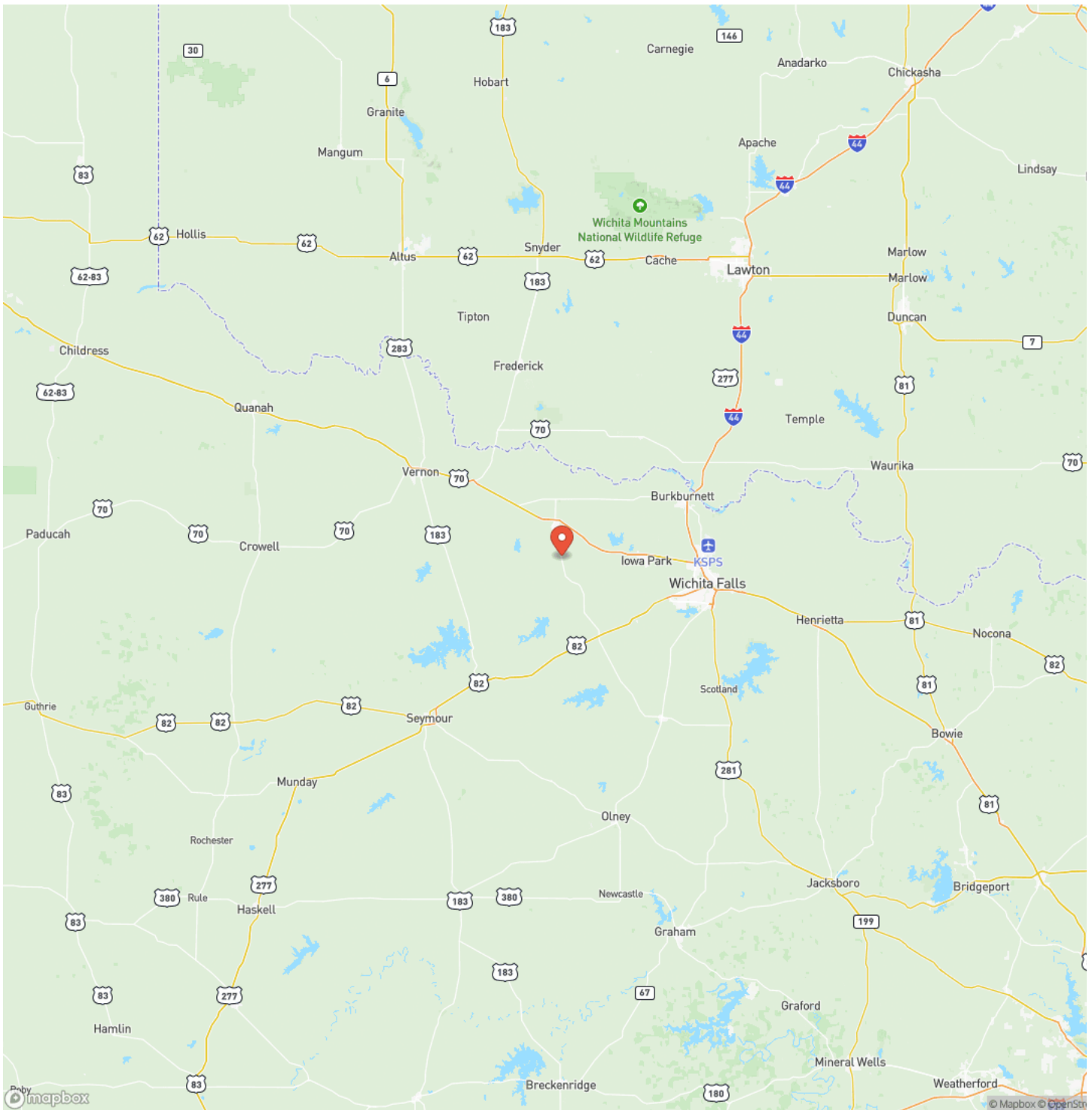
## Locator Map

**MOSSY OAK PROPERTIES  
OF TEXAS**

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## Locator Map



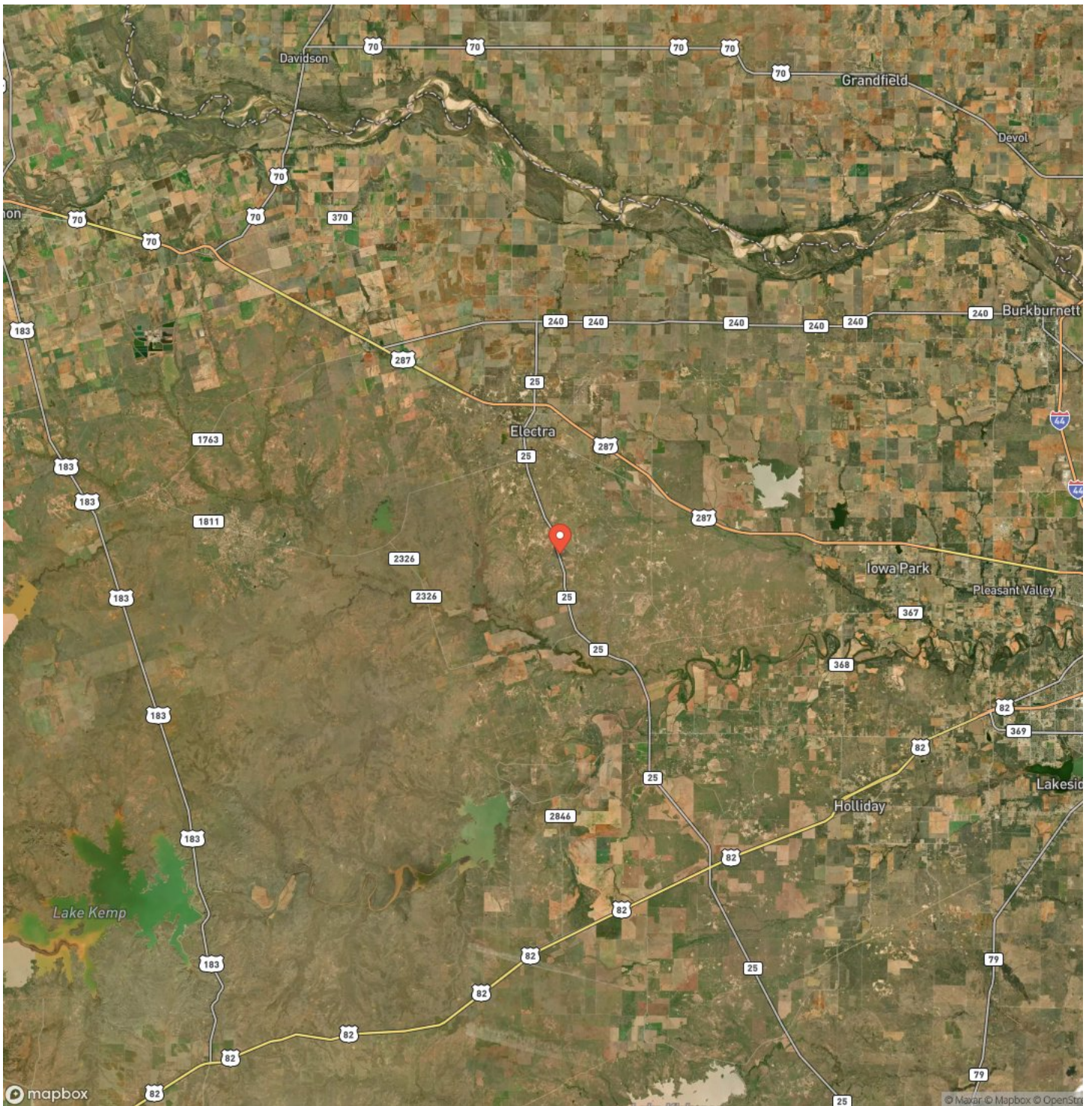
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## Satellite Map



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## 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

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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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