

**Prime location! 225 ac on Kiel Ln and Hwy 287, Wichita
County, Wichita Falls TX**
TBD Kiel Lane
Wichita Falls, TX 76306

\$2,250,000
225± 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 Kiel Lane TBD Hwy 287

City, State Zip

Wichita Falls, TX 76306

County

Wichita County

Type

Recreational Land, Commercial, Ranches, Farms

Latitude / Longitude

33.9592 / -98.561

Acreage

225

Price

\$2,250,000

Property Website

<https://moreoftexas.com/detail/prime-location-225-ac-on-kiel-ln-and-hwy-287-wichita-county-wichita-falls-tx-wichita-texas/24765/>



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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 or call [844-944-7748](tel:844-944-7748) and dial 701.

GENERAL DESCRIPTION: Superb development land in Wichita Falls. Ideal for commercial, and residential. With excellent frontage on Hwy 287, City View Drive and Kiel Lane and access to rural water and electricity. This property can be subdivided for housing etc.

LOCATION: North Wichita Falls

WATER: Water shed tanks and rural water across the road on Kiel and City View

UTILITIES: Electricity

WILDLIFE: Deer, Dove, hogs, water fowl

VEGETATION: Milo

TERRAIN: Flat to gently rolling

SOILS: Clay Loam and Sandy Loam

TAXES:

IMPROVEMENTS:

CURRENT USE: Ag

POTENTIAL USE: Residential development, Commercial

FENCING: Barb Wire

ACCESS: Black top, Hwy 287, Kiel and City View Dr

EASEMENTS: Utility

LEASES: Hunting Lease

SHOWINGS: Drive by and/or call agent to access the inside property

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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MORE INFO ONLINE:

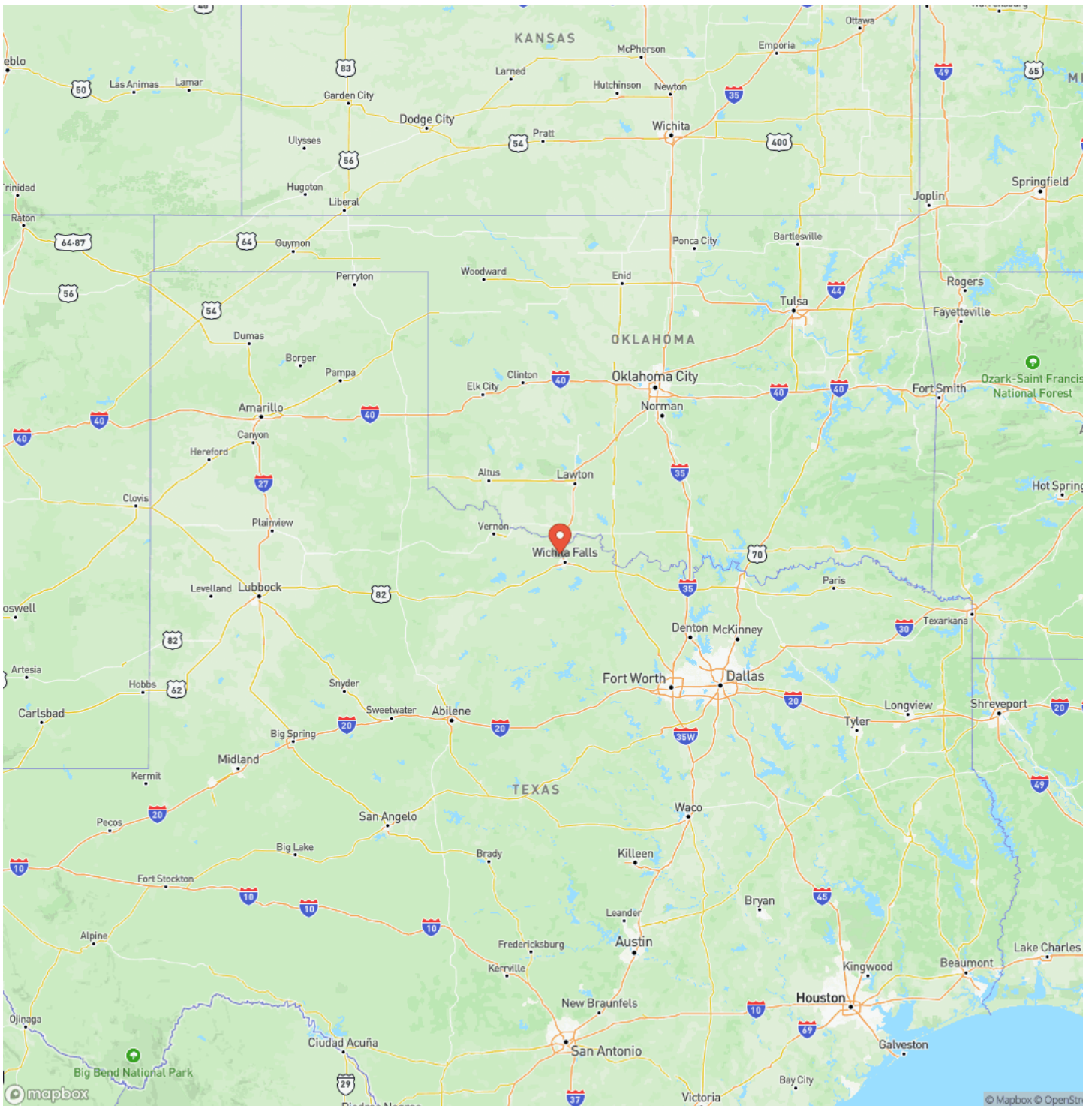
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Locator Map



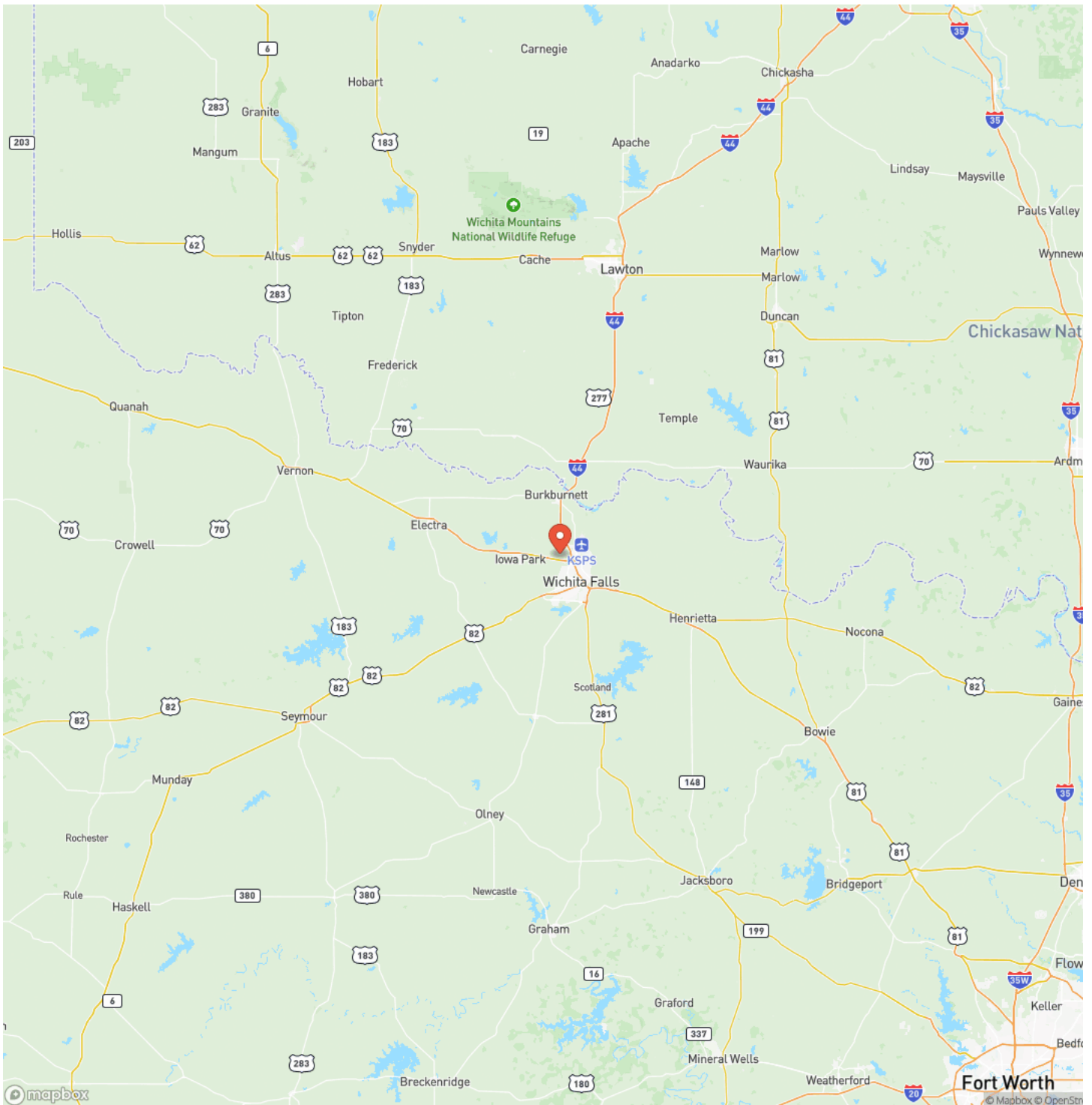
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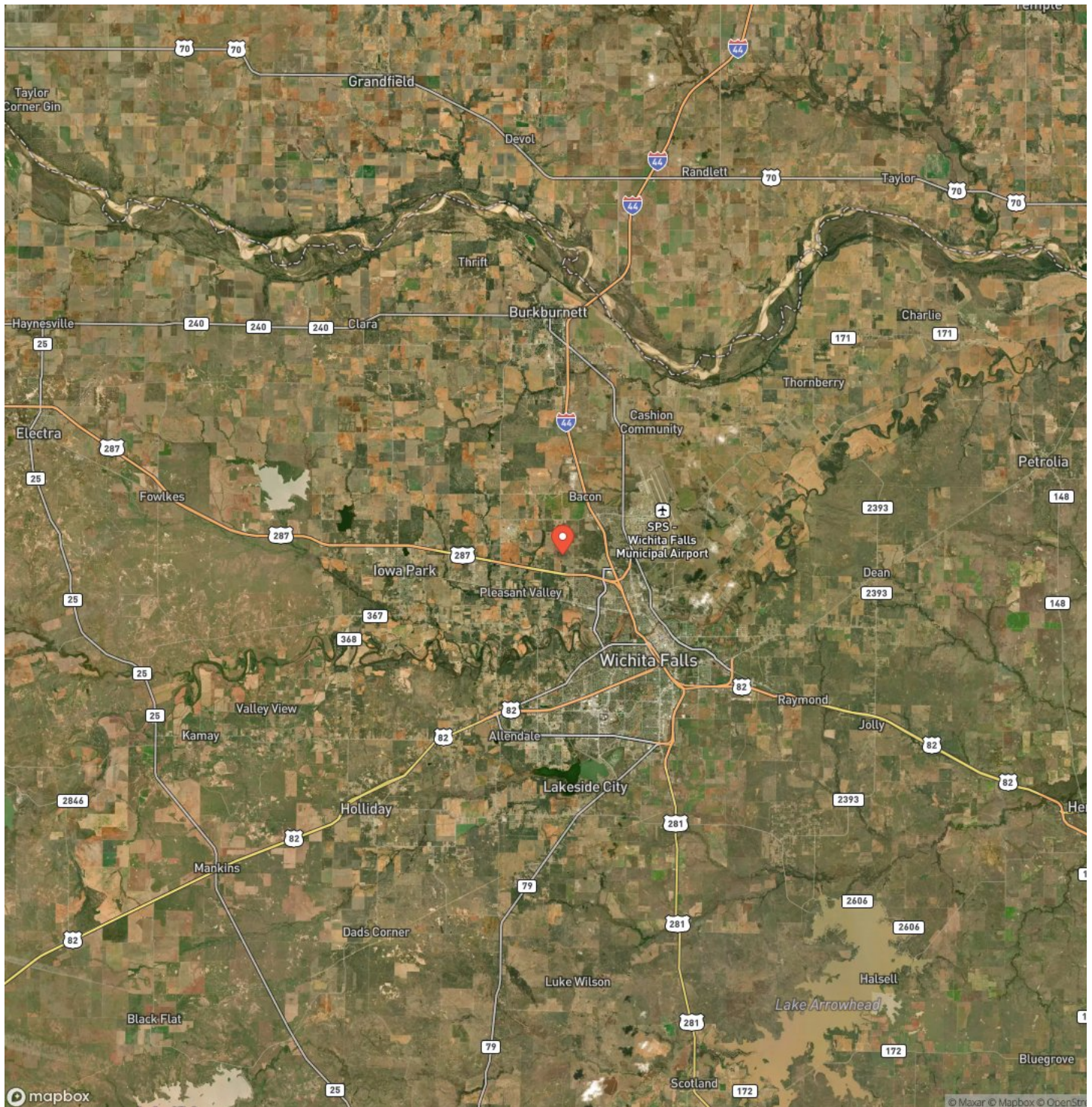
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



MoreofTexas.com

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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

Denton, TX 76207

(833) 466-7389

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