

RS# 38319 - 58 ac TBD Peterson Rd, Iowa Park, TX
TBD Peterson Rd
Iowa Park, TX 76367

\$379,860
58.440± Acres
Wichita County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 38319 - 58 ac TBD Peterson Rd, Iowa Park, TX
Iowa Park, TX / Wichita County

SUMMARY

Address

TBD Peterson Rd

City, State Zip

Iowa Park, TX 76367

County

Wichita County

Type

Ranches

Latitude / Longitude

33.935877 / -98.630467

Acreage

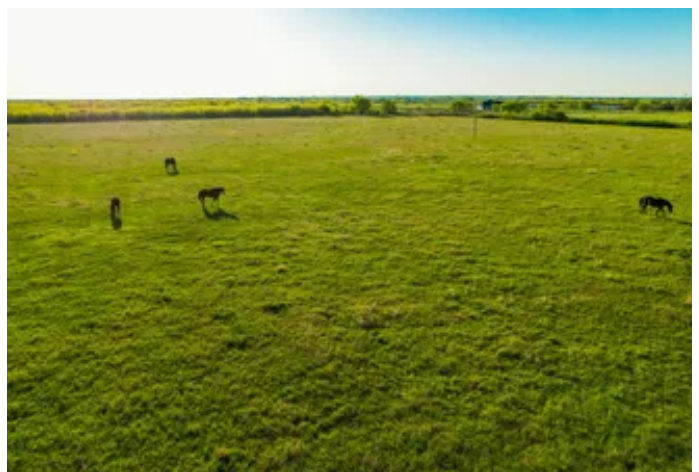
58.440

Price

\$379,860

Property Website

<https://moreoftexas.com/detail/rs-38319-58-ac-tbd-peterson-rd-iowa-park-tx-wichita-texas/38319/>



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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.

Located in the Iowa Park School District this nice, level and fenced 58+ acre property is close to Iowa Park TX on Peterson Rd bordering the irrigation canal. Could be used for cultivation, grazing or even residential development, as the property could easily be divided by the new owner.

LOCATION: TBD Peterson Rd, Iowa Park TX GPS: 33.935877, [-98.630467](#)

WATER: water well - 55 gpm

UTILITIES: electricity and rural water are available

VEGETATION: coastal

TERRAIN: level

SOILS: sandy loam

TAXES: AG exempt

IMPROVEMENTS: none

CURRENT USE: pasture

POTENTIAL USE: pasture, cultivation, residential

FENCING: barbed wire

ACCESS: paved road

SHOWINGS: call Matt McLemore [940-781-8475](tel:940-781-8475)

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.

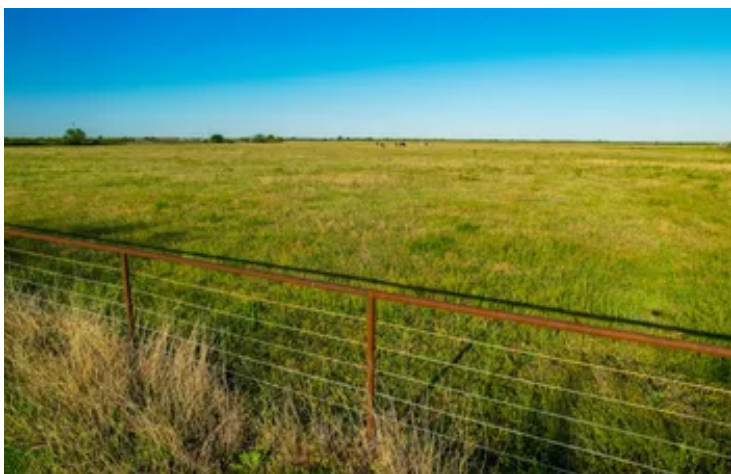
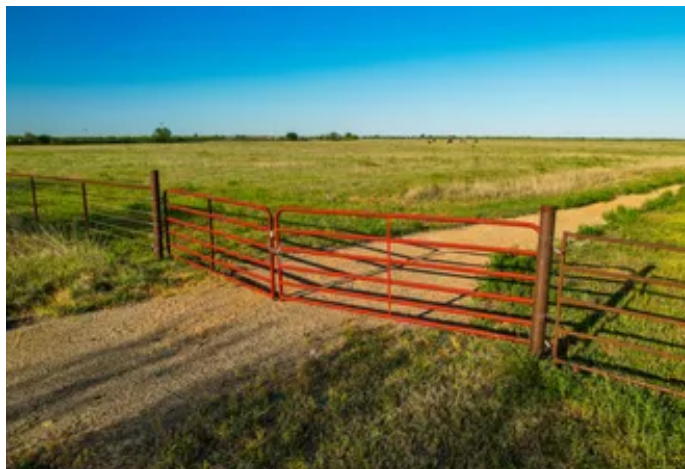


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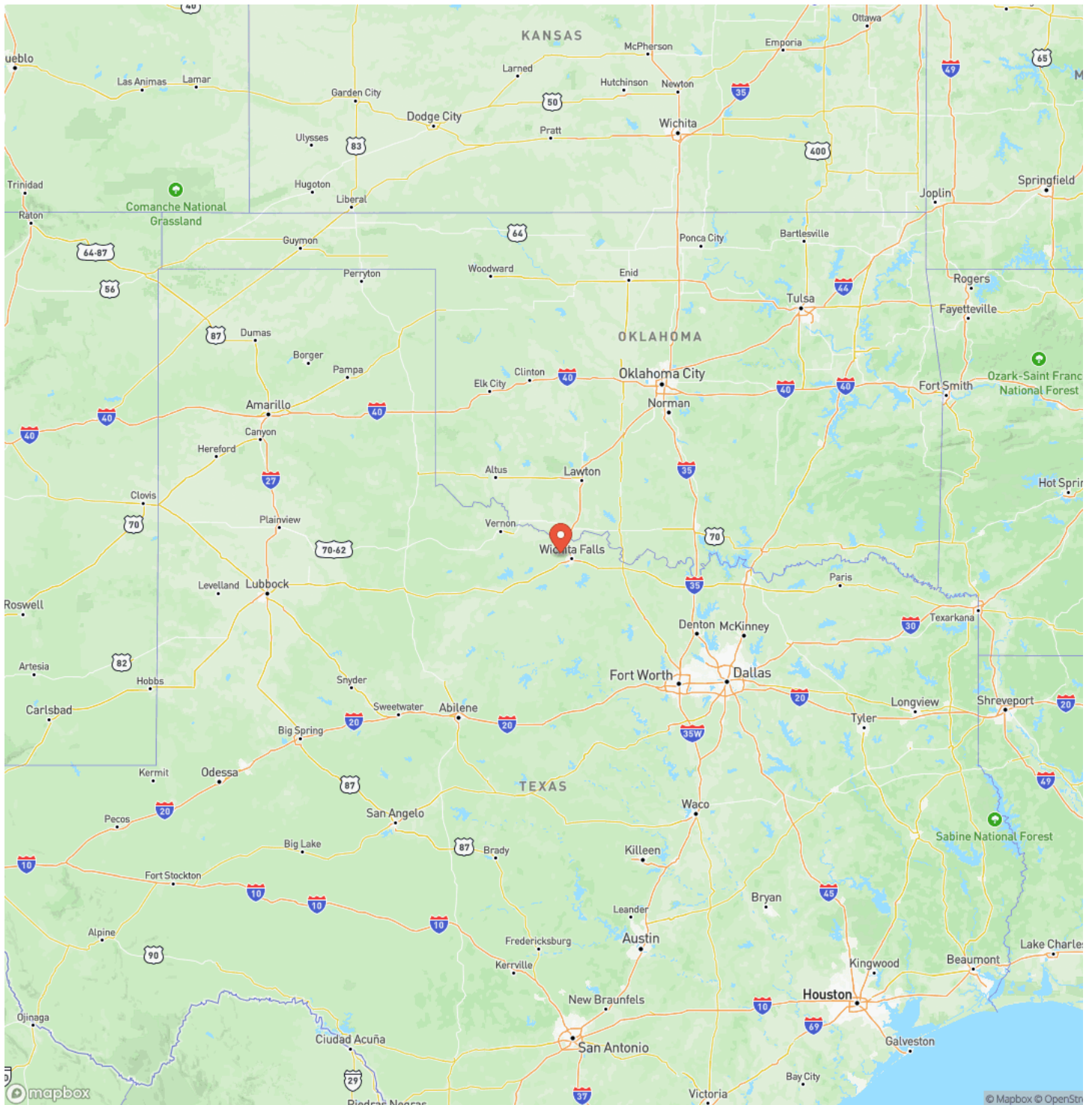


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Locator Map



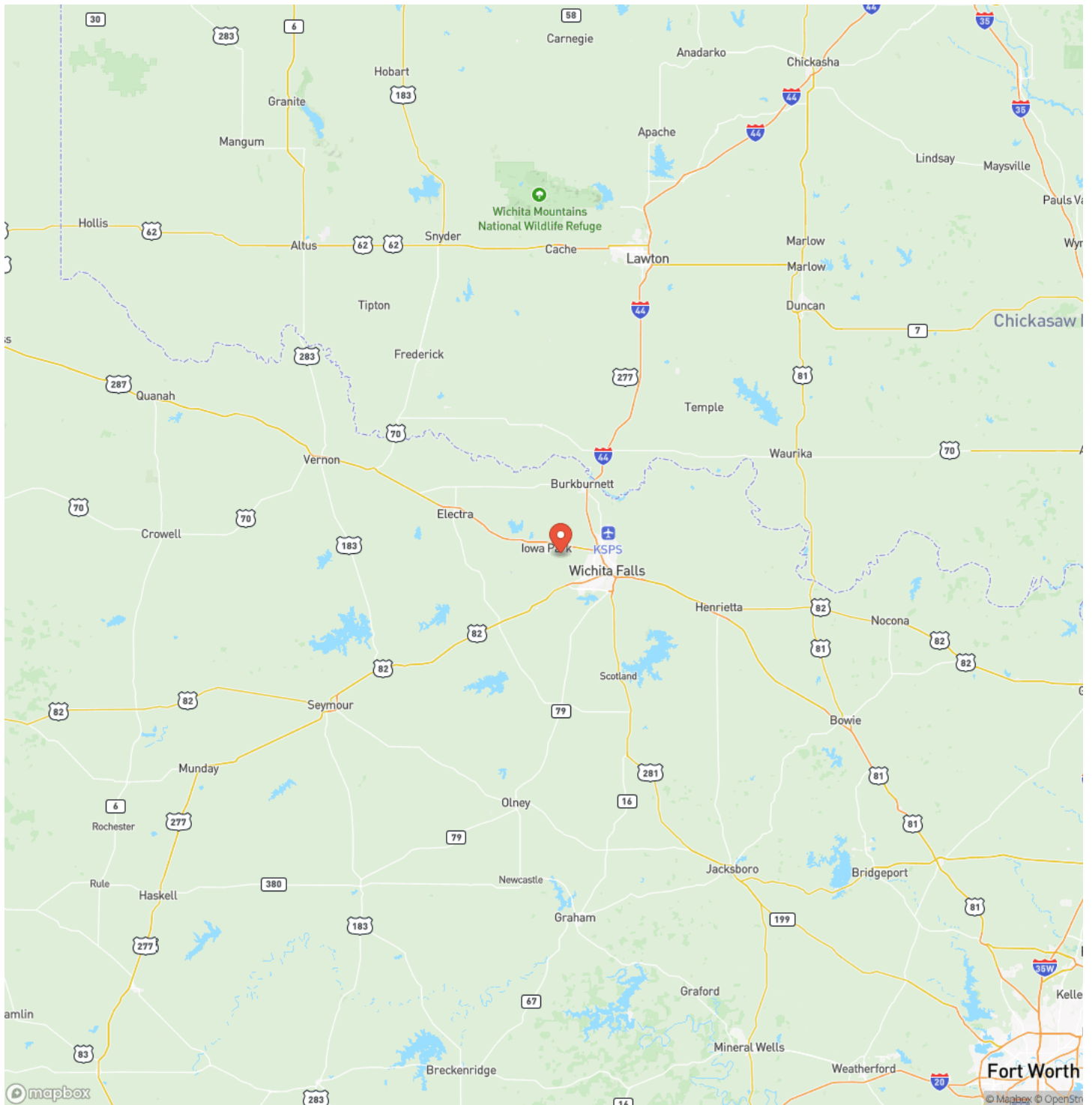
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Locator Map



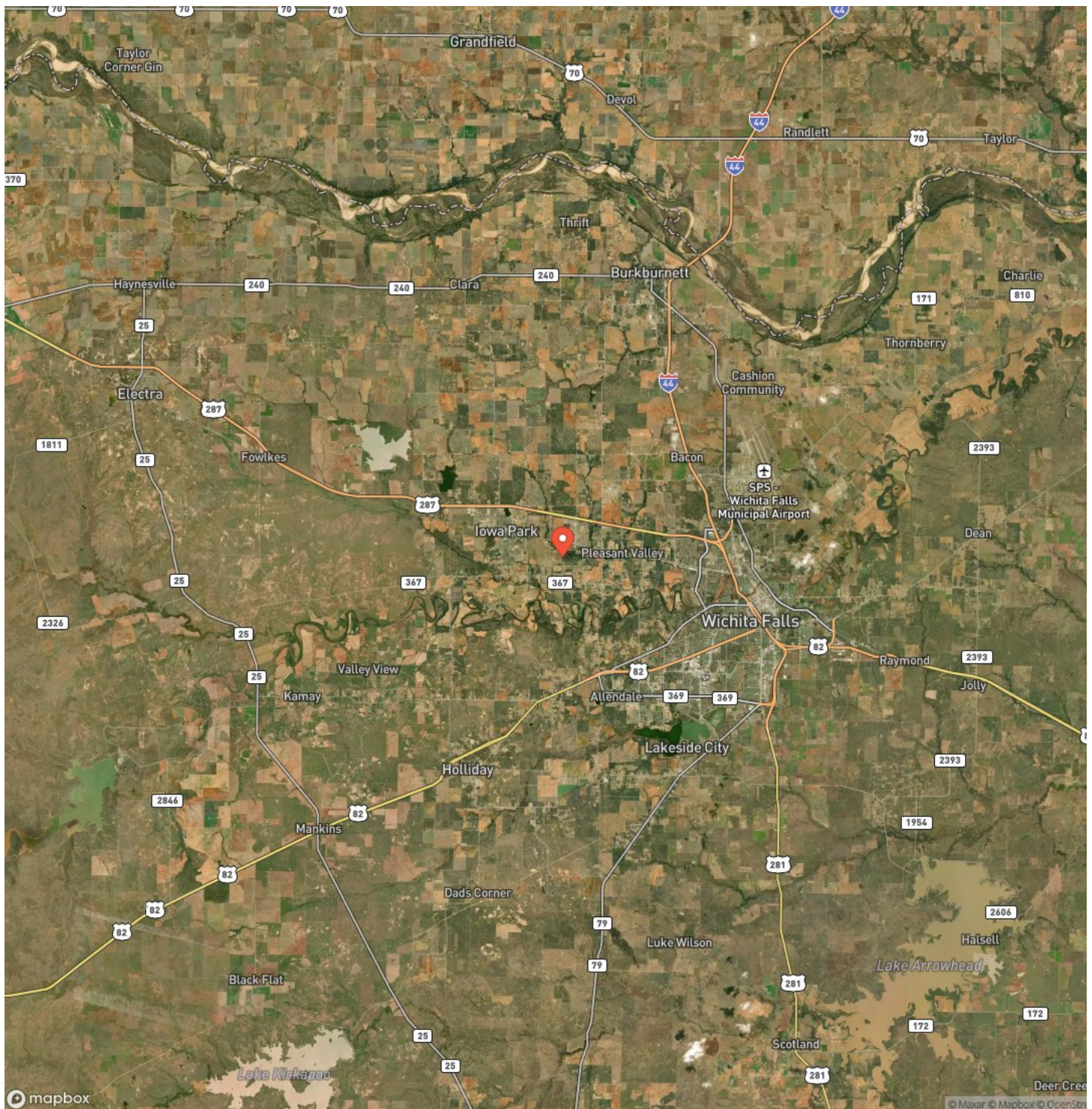
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Archer City, TX 76351

NOTES

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This image shows a single 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.



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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 relation 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

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