

RS# 56686 - 101 acres FM 367, Electra TX 76360
TBD FM 367
Electra, TX 76360

\$355,635
101± Acres
Wichita County



MORE INFO ONLINE:

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Electra, TX / Wichita County

SUMMARY

Address

TBD FM 367

City, State Zip

Electra, TX 76360

County

Wichita County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

33.911982 / -98.806267

Acreage

101

Price

\$355,635

Property Website

<https://www.mossyoakproperties.com/property/rs-56686-101-acres-fm-367-electra-tx-76360-wichita-texas/56686/>



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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.

GENERAL DESCRIPTION: Perfect small tract for hunting, recreation etc. The Wolf Creek 101 is perfect for whitetail hunting boasting some good genetics as well as quantity(see pics). Deer are not the only plentiful game as hogs, turkey and varmints can also be found. Located just outside of Iowa Park The Wolf Creek 101 has excellent access off of FM 367. Inside the gates Wolf Creek is good and rugged w some elevation change as well as dense mesquite w/scattered hardwoods throughout the property and along the creek bed. Although there is some oil production on the property it doesn't take away from the hunting or enjoyment. There is currently only 1 active oil well on the property. Electricity is available, water would need to be brought to the property from the east. Wolf Creek 101 is a great hunting tract that won't break the bank.

LOCATION: TBD FM 367, Electra TX 76360 GPS: 33.911982,-98.806267

WATER: Wolf Creek

UTILITIES: electricity is available

WILDLIFE: is bountiful!

MINERALS: none

VEGETATION: mesquite and native grasses

TERRAIN: rugged

SOILS: sandy loam

TAXES: AG Exempt

IMPROVEMENTS: none

CURRENT USE: ranching, hunting

POTENTIAL USE: ranching, hunting, residential

FENCING: barbed wire

ACCESS: nearly 1/2 mile of paved frontage on FM 367

EASEMENTS: transmission lines

LEASES: none

SHOWINGS: contact Matt McLemore for more information and to schedule showings [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



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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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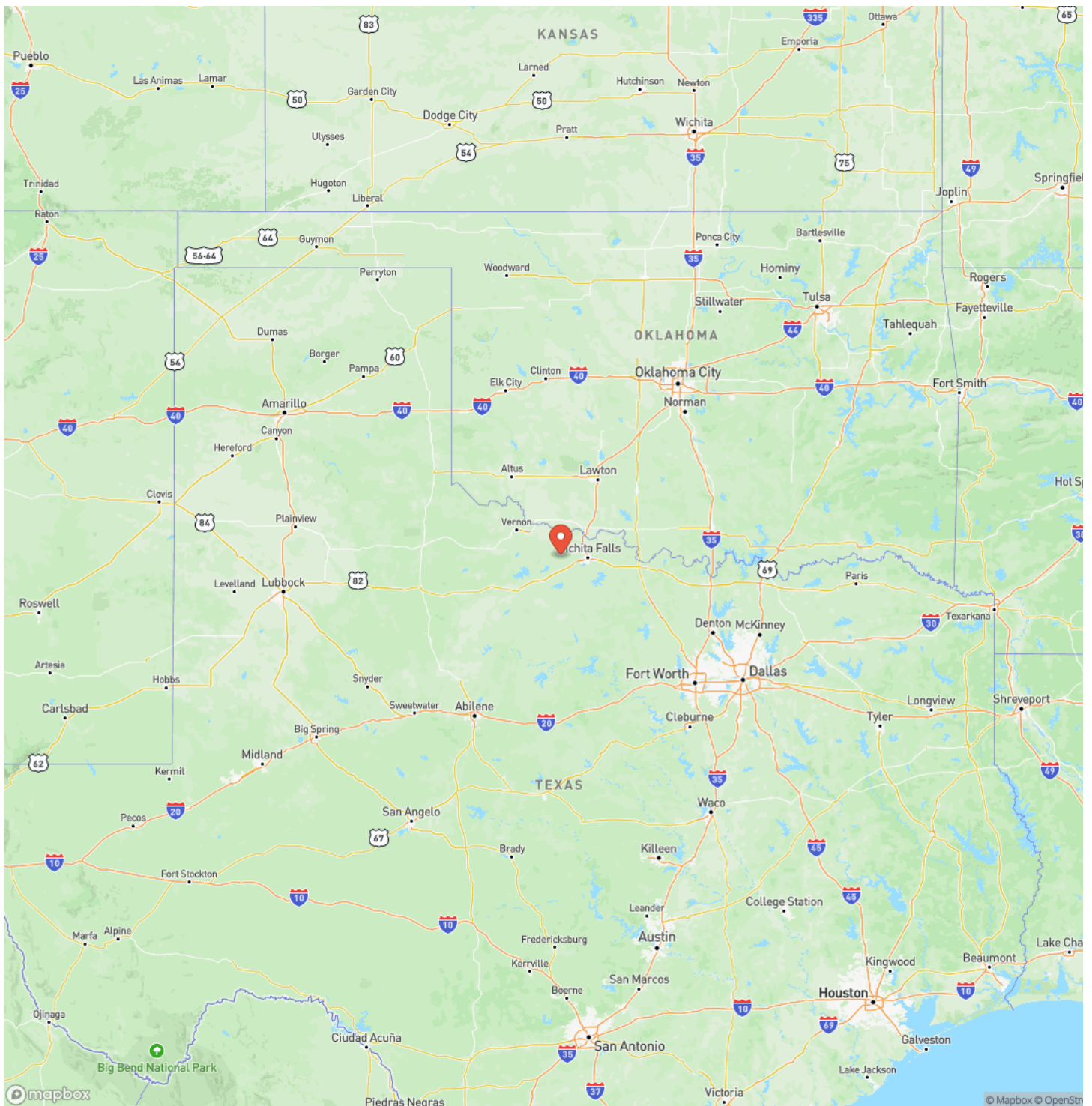


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Locator Map

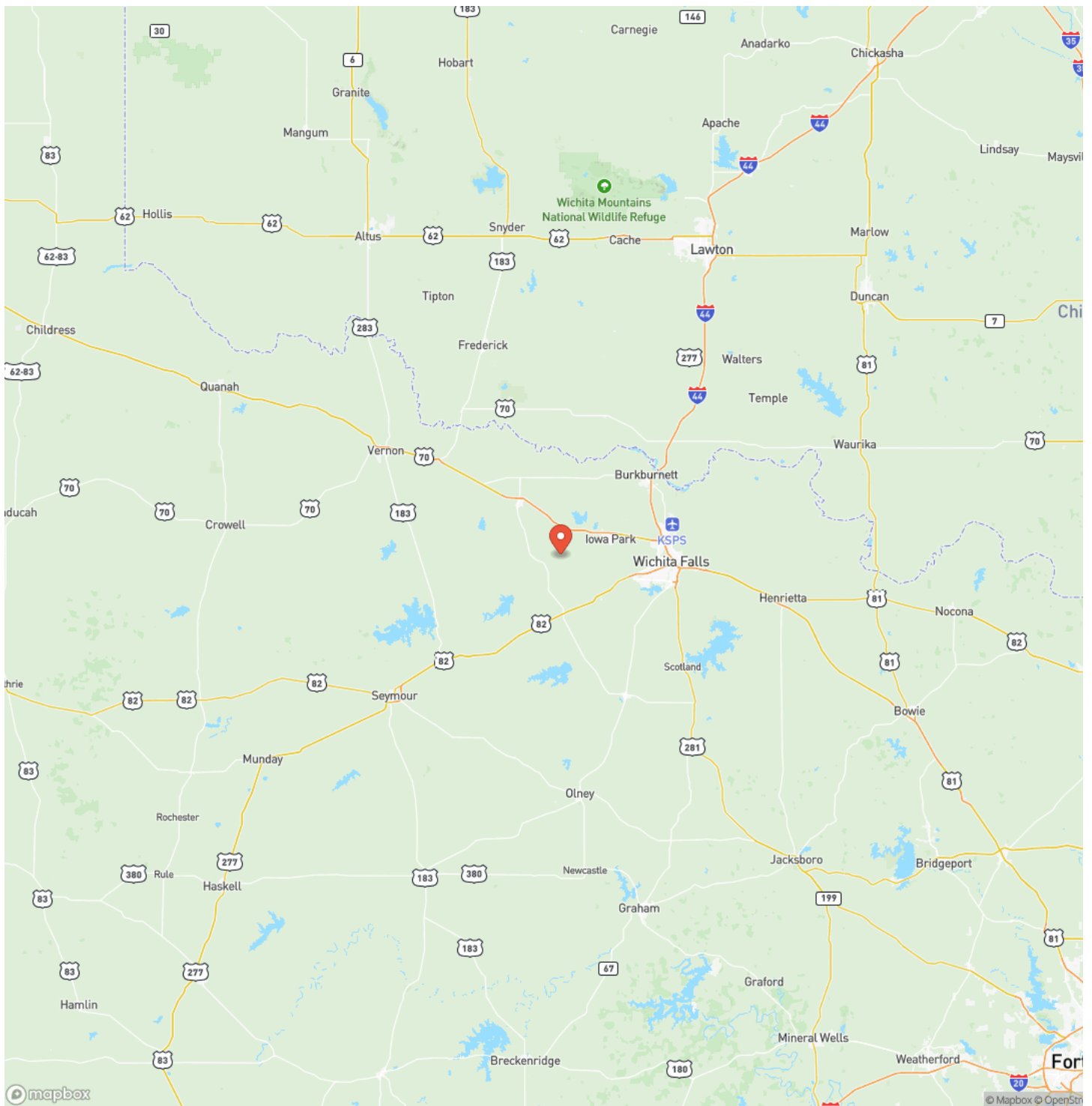


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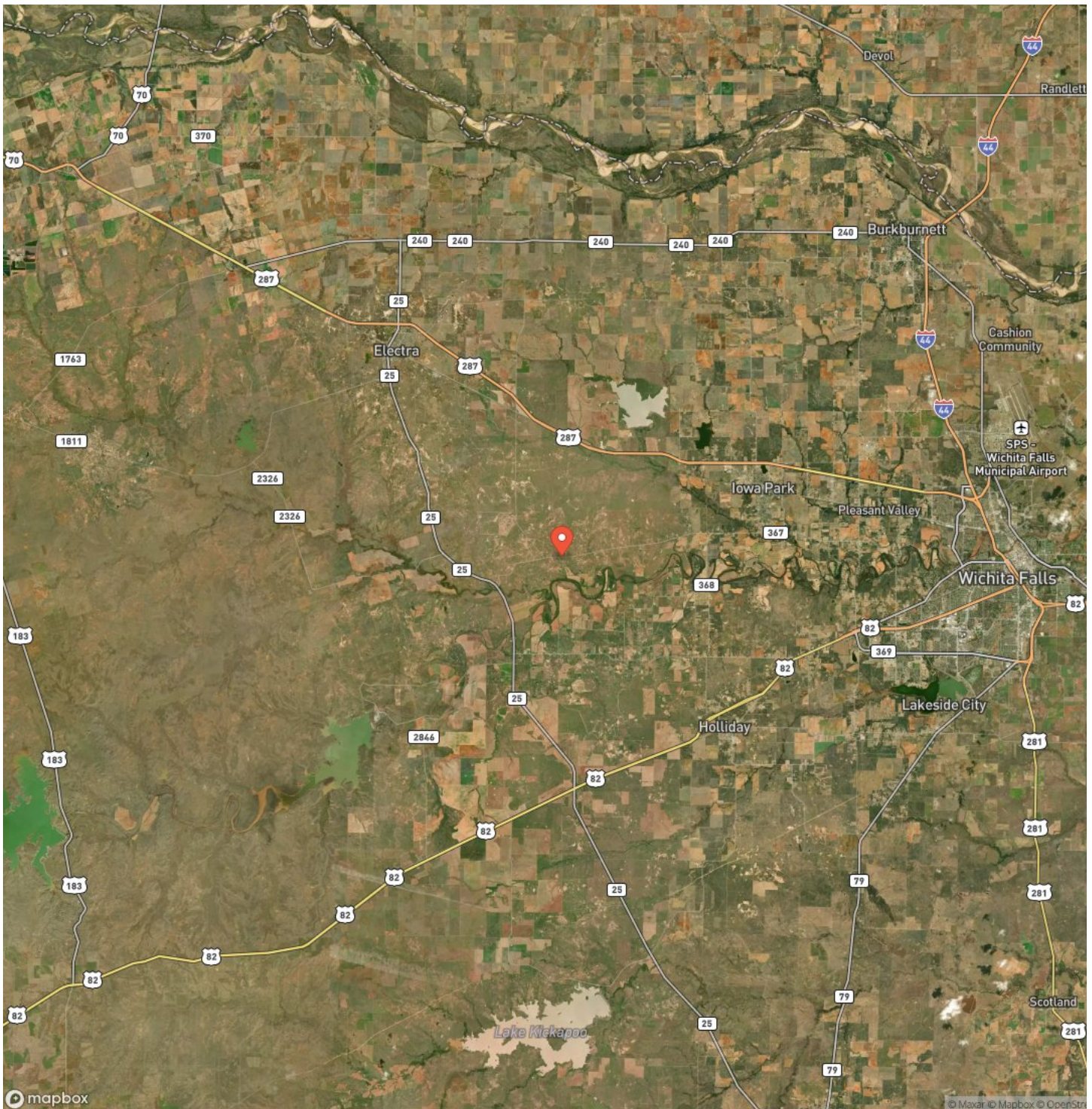


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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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