

**220 acres Baylor Co, Excellent Hunting  
and Ranching**  
Seymour, TX 76380

**\$363,000**  
220 +/- acres  
Baylor County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## 220 acres Baylor Co, Excellent Hunting and Ranching Seymour, TX / Baylor County

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### **SUMMARY**

**City, State Zip**

Seymour, TX 76380

**County**

Baylor County

**Type**

Farms, Ranches, Recreational Land

**Latitude / Longitude**

33.5943 / -99.2604

**Acreage**

220

**Price**

\$363,000

**Property Website**

<https://moreoftexas.com/detail/220-acres-baylor-co-excellent-hunting-and-ranching-baylor-texas/8237/>



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### **PROPERTY DESCRIPTION**

Sitting just off Jim Town Rd in Baylor County, sits this great isolated 220 acre property. The terrain is fantastic with the front being approx. 110 acres of improved grasses, currently Klein grass, the back 110 acres of the property is rolling with fantastic elevation changes and a seasonal creek. The property is well fenced and cross fenced. There are 4 excellent ponds on the property. Hunting is superb with whitetail, ducks, turkey, and hogs etc found on the property.

Location: Jim Town Rd, Baylor County

Dallas: 161 miles

Ft. Worth: 128 miles

Wichita Falls: 52 miles

Survey: No

Water: 4 Tanks/Ponds

Utilities: Electric

Wildlife: Fishing, Whitetail, turkey, hogs, waterfowl

Vegetation: Improved grass 110 acres/Klein, 110 acres/native pasture good timber, mesquite, hackberry

Terrain: Rolling

Soils: Clay, Sandy Loam

Improvements: Pens

Current Use: Ranch/Livestock

Potential Use: Recreation, hunting, livestock etc.

Fencing: Good to Excellent

Access: Deed Easement

Easements: Yes



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Showings: By appointment only, Listing agent must be present.

Buyers Agents: Are welcome, representative must be identified upon first contact and accompany Buyer on all showings to participate in any commissions.

Information: All information is deemed reliable but subject to verification by buyer, broker and/or agents do not warrant or guarantee any of the information provided.



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## Locator Maps



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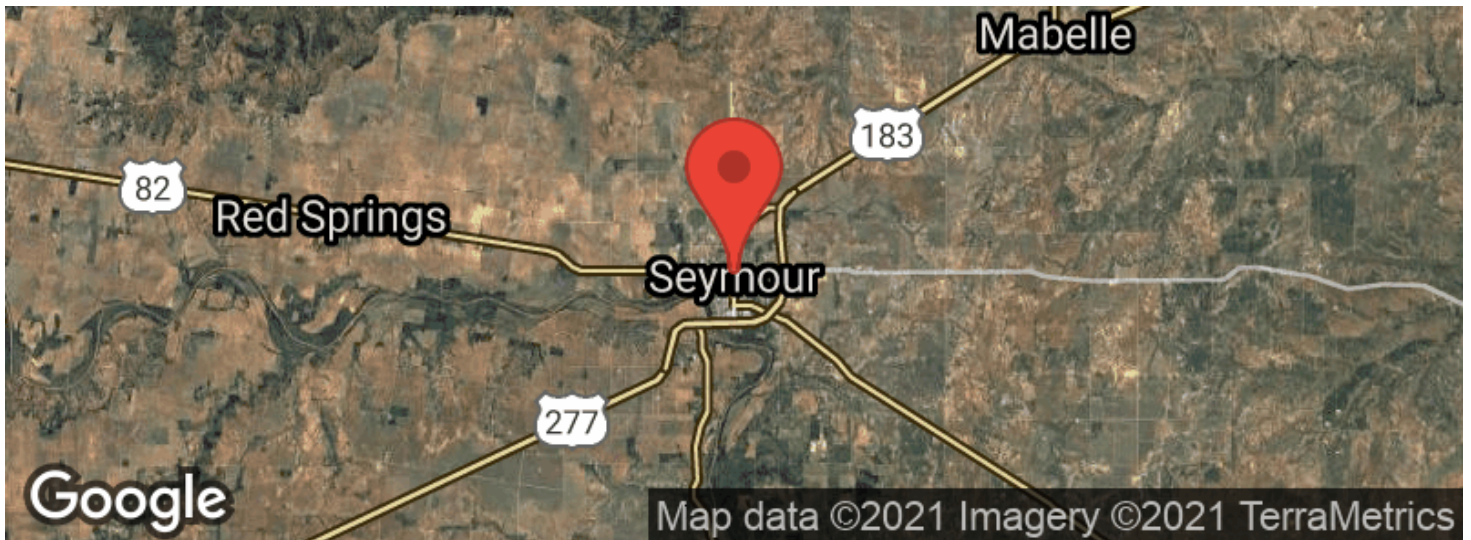
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## Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Mclemore

Mobile

(940) 781-8475

Email

[mmclemore@mossyoakproperties.com](mailto:mmclemore@mossyoakproperties.com)

Address

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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 run across the width of the page. There are no margins, text, or other markings on the paper.



**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.



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**Mossy Oak Properties of Texas**

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