

RS# 45459 - 470 ac TBD Thrift Rd, Burkburnett TX
TBD Thrift Rd
Burkburnett, TX 76354

\$940,000
470± Acres
Wichita County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 45459 - 470 ac TBD Thrift Rd, Burkburnett TX
Burkburnett, TX / Wichita County

SUMMARY

Address

TBD Thrift Rd

City, State Zip

Burkburnett, TX 76354

County

Wichita County

Type

Ranches, Recreational Land, Farms

Latitude / Longitude

34.124432 / -98.627726

Acreage

470

Price

\$940,000

Property Website

<https://moreoftexas.com/detail/rs-45459-470-ac-tbd-thrift-rd-burkburnett-tx-wichita-texas/45459/>



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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 norther Wichita County, this 470 acre ranch in Wichita County near Burkburnett may be the place for you! Scattered hardwoods, 3 ponds, Wildhorse Creek traverses the property, approx 60 acres of cultivation, pipe working pens. Paved road frontage on 3 sides. Good interior roads. Electricity is on the property. Possible major aquifer under the NW corner may support a water well. Good hunting - whitetail, hogs, dove. Approx 80 ft of elevation changes. PRODUCTION ON PROPETY - SELLER DOES NOT OWN ANY MINERALS.

LOCATION: TBD Thrift Rd, Burkburnett TX GPS [34.124432](#) , [-98.627726](#)

WATER: Wildhorse Creek and 3 ponds

UTILITIES: electricity is available, major acquifer possible under northern end of property for possible water well, no rural water service in the area

WILDLIFE: whitetail deer, hogs, dove

MINERALS: SELLER DOES NOT OWN ANY MINERALS

VEGETATION: native grasses, scattered hardwoods, mesquite

TERRAIN: rolling - approx 80 ft of elevation changes throughout property

SOILS: sandy loam

TAXES: AG exempt

IMPROVEMENTS: working pens

CURRENT USE: farm, ranch, recreational

POTENTIAL USE: farm, ranch, recreational, residential

FENCING: barbed wire

ACCESS: paved frontage on 3 sides

EASEMENTS: pipeline

SHOWINGS: contact listing agent for showing instructions [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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MORE INFO ONLINE:

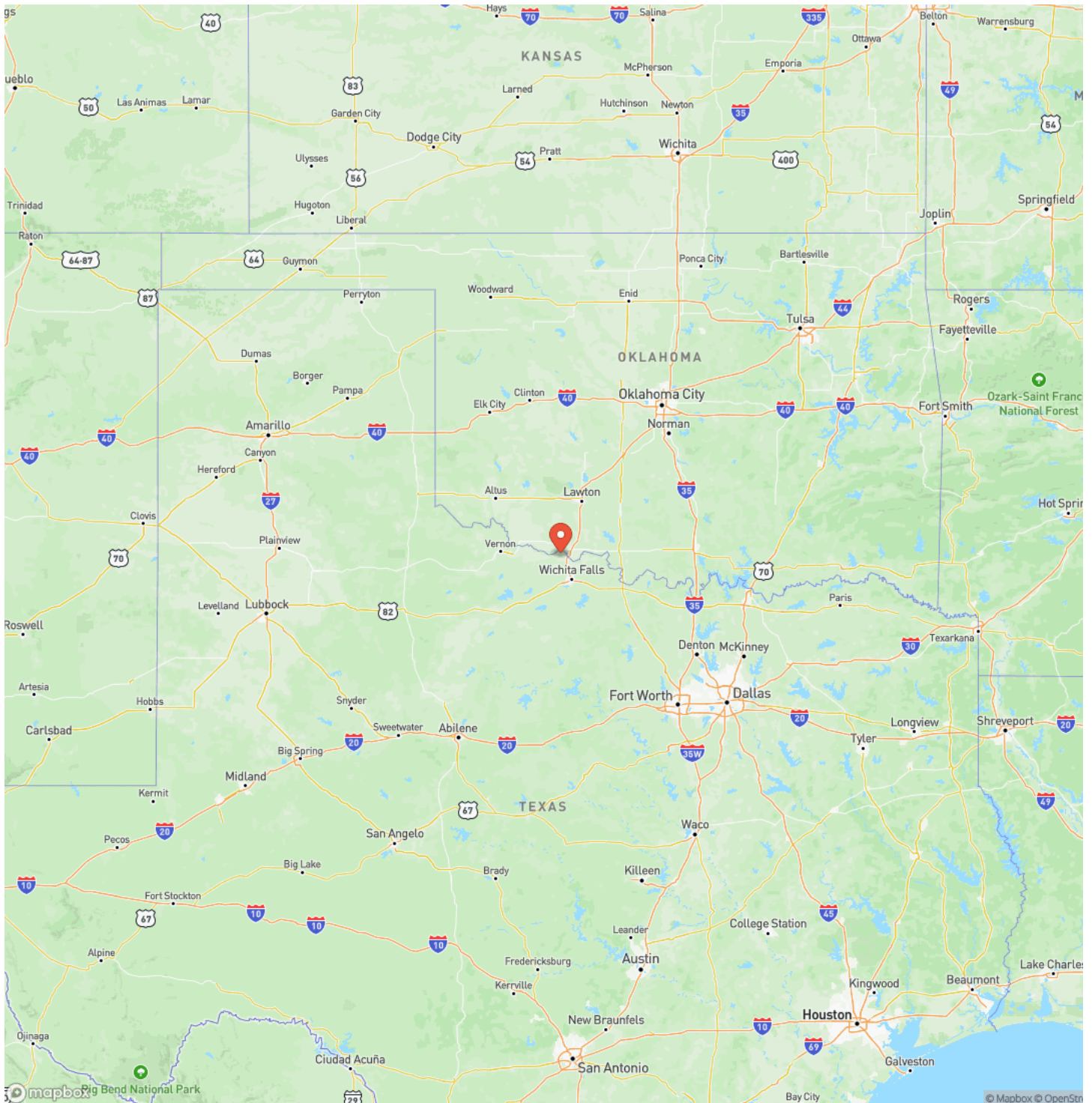
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Locator Map



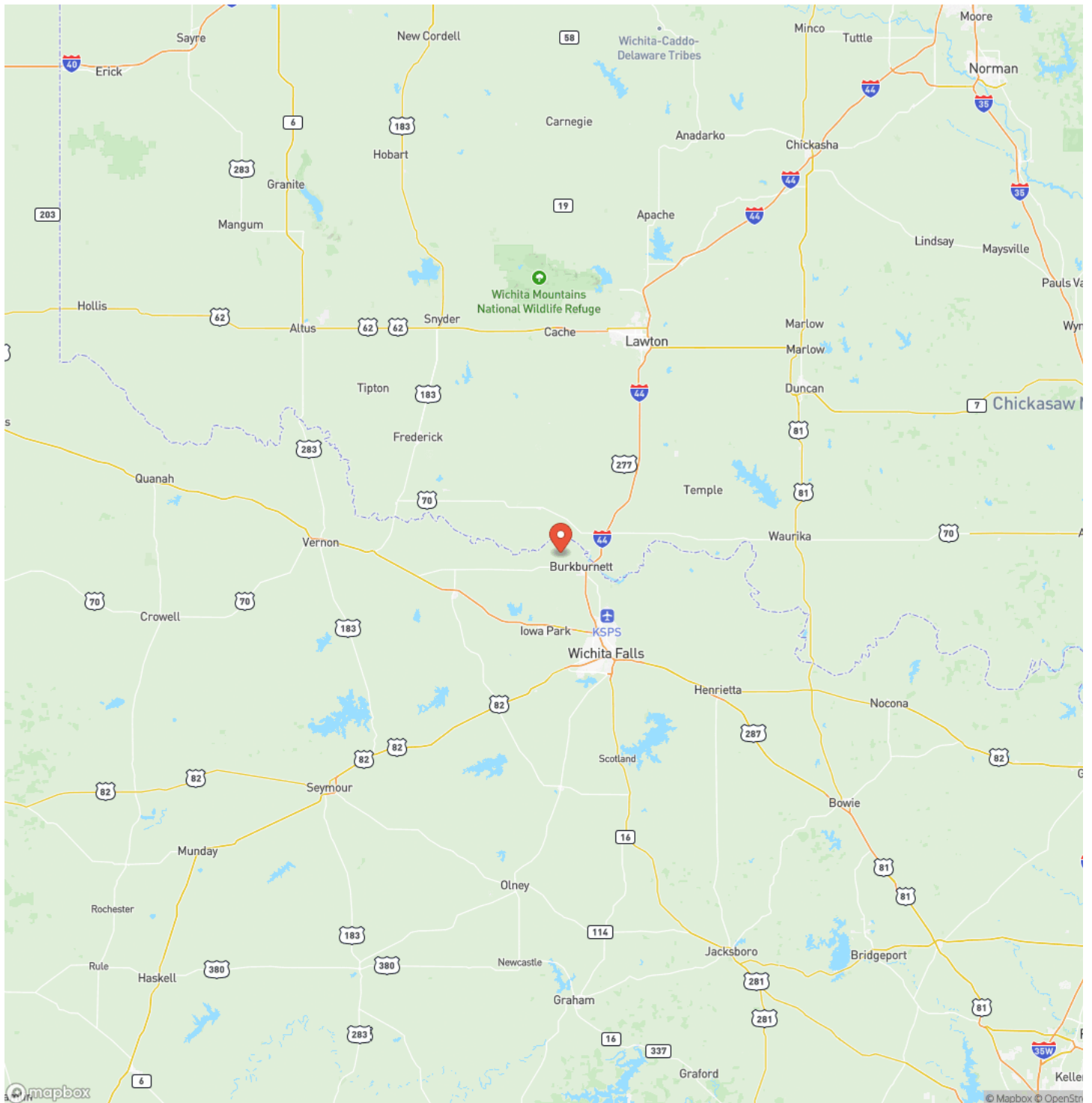
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Locator Map



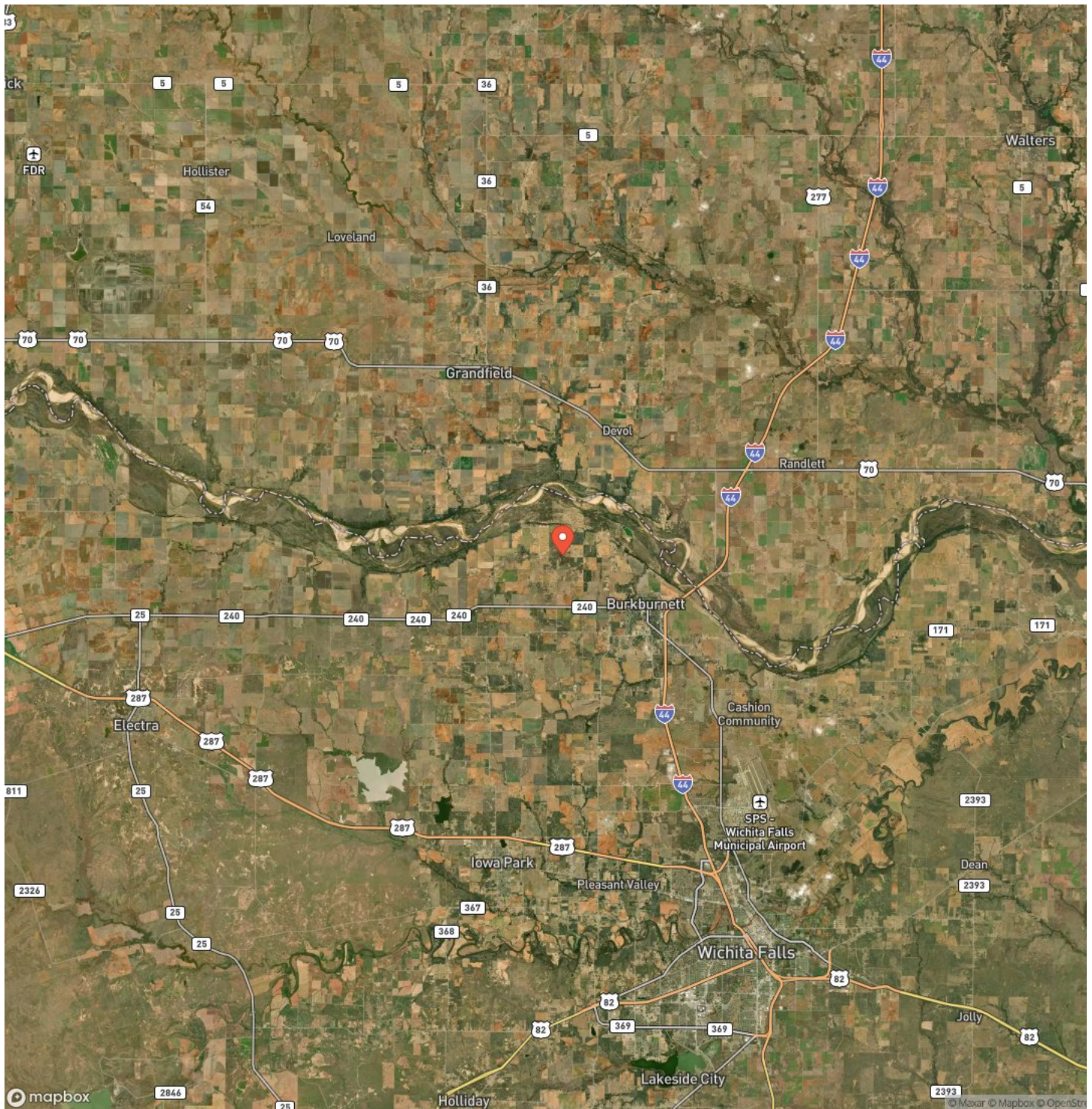
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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(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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