

**124 ac Recreational Retreat in Archer
County, Texas**
196 Kincy Rd
Olney, TX 76374

\$500,000
124.050 +/- acres
Archer County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

124 ac Recreational Retreat in Archer County, Texas

Olney, TX / Archer County

SUMMARY

Address

196 Kincy Rd

City, State Zip

Olney, TX 76374

County

Archer County

Type

Recreational Land

Latitude / Longitude

33.477 / -98.7778

Acreage

124.050

Price

\$500,000

Property Website

<https://moreoftexas.com/detail/124-ac-recreational-retreat-in-archer-county-texas-archer-texas/25886/>



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PROPERTY DESCRIPTION

LET THE HUNTING BEGIN! If you're looking for the perfectly sized and improved recreational property, come check out this 124+ acres in Archer County, near Olney TX 76374. Two adorable custom cabins, both with full kitchens and bathrooms, are move-in ready for a weekend retreat with family and friends. Cabin #1 is a one bedroom. Cabin #2 is a two bedroom. Between the cabins is a cozy firepit area and a storage shed that matches the cabins. A small loafing shed and fenced 2 acre pen are close to the front of the property. Rural water, electricity and a septic system are on-site. The property is rolling with great elevation changes, approx 1 acres under cultivation and approx 38 acre of open grazing, with mesquite coverage for livestock and wildlife comprising the rest. A well maintained road system allows for easy access around the property.

WATER: 3 ponds

CLIMATE: Average high temps in the winter months around 50 degrees and in the summer you can expect high temps in the mid to upper 90's. Average rainfall is approx 30 inches.

UTILITIES: Electricity on-site - Ft Belknap,.. Rural water - Baylor County

WILDLIFE: whitetail deer, hogs

MINERALS: none

VEGETATION: native grasses and scattered mesquite trees

TERRAIN: gently rolling with a 20 ft elevation change

SOILS: mostly sandy loam, some clay

TAXES:

IMPROVEMENTS: Two (2) cabins (360 sq ft each) and a 240 sq storage building, loafing shed

CURRENT USE: recreational, grazing, cultivation, weekend retreat

POTENTIAL USE: recreational, grazing, cultivation, weekend retreat, residential

NEIGHBORS: farmers and ranchers



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FENCING: barbed wire in good shape

ACCESS: approx 2,000 ft frontage on Kincy Rd and over 2,600 ft on FM 2178

EASEMENTS: none

LEASES: none

SHOWINGS: Contact listing agent

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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Locator Maps



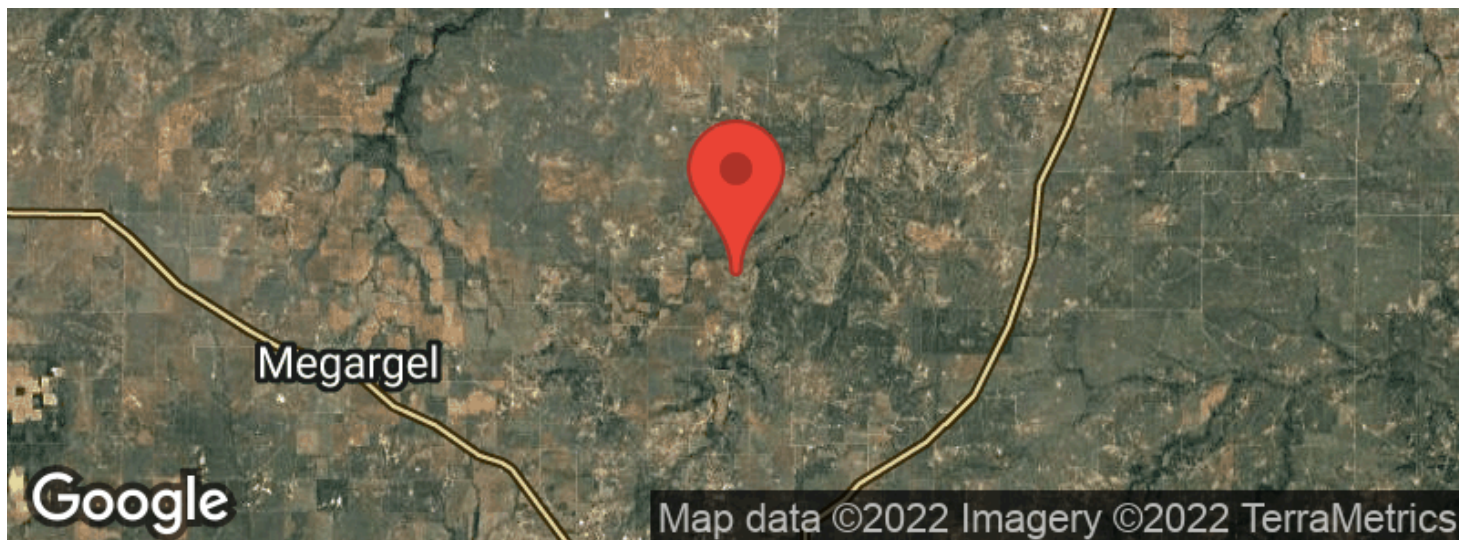
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Aerial Maps



124 ac Recreational Retreat in Archer County, Texas
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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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DISCLAIMERS

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