

**39 acres Luig Rd Scotland TX**  
**Luig Rd**  
**Windthorst, TX 76389**

**\$273,000**  
**39 +/- acres**  
**Archer County**



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



**39 acres Luig Rd Scotland TX**  
**Windthorst, TX / Archer County**

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## **SUMMARY**

**Address**

Luig Rd

**City, State Zip**

Windthorst, TX 76389

**County**

Archer County

**Type**

Undeveloped Land, Residential Property, Ranches

**Latitude / Longitude**

33.5762163 / -98.4367186

**Acreage**

39

**Price**

\$273,000

**Property Website**

<https://moreoftexas.com/detail/39-acres-luig-rd-scotland-tx-archer-texas/22406/>



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### **PROPERTY DESCRIPTION**

Located in one of the premier school districts in the North Texas area, Windthorst TX 76389, this approx. 39 acres is ideal for building a dream home or developing into small tracts. With rural water down Luig Rd as well as Hilbers Rd, and electricity available, don't miss this opportunity to buy this 39 acres. Just down Luig Rd off Hwy 281, this property is suited perfect and just minutes from Windthorst Schools. Owners WILL NOT DIVIDE at this time

#### **LOCATION:**

- Located in Archer County
- Windthorst ISD Schools
- 5.4 miles to Windthorst School
- Wichita Falls 23 miles

#### **WILDLIFE:**

- Whitetail deer
- Waterfowl
- Hogs, Coyotes, Bobcats

#### **WATER:**

- Rural Water: Scotland
- Lake Arrowhead 10 miles
- 1 pond

#### **TERRAIN**

- Flat

#### **UTILITIES:**

- Electricity located by property
- Rural Water Supply

#### **MINERALS:**



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- None

VEGETATION:

- Native Grass
- Large Mesquite
- Scrub Brush

SOILS:

- Clay Loam

CURRENT USE:

- Cattle

POTENTIAL USE:

- Current Use
- Custom Home

FENCING:

- 5 wire fence around perimeter

ACCESS:

- Luig and Hilbers County Roads

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at ALL showings of the property to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.
- All Appointments MUST be made with Listing Agent: Matt McLemore 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.

Disclaimer: 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



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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.

Disclaimer: Listing Agent may request financial ability to purchase property from buyer and/or buyers agents prior to scheduling a showing.



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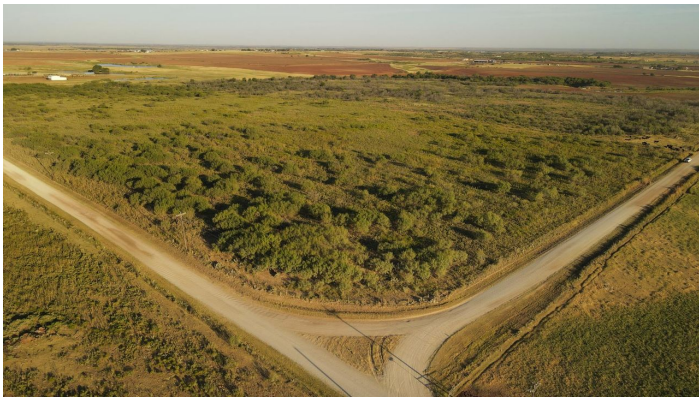
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## Locator Maps



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## Aerial Maps





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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Matt McLemore

### Mobile

(940) 781-8475

### Office

(940) 574-4888

### Email

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

### Address

111 S Center St

### City / State / Zip

Archer City, TX 76351

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## NOTES

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## **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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