

RS# 48404 - 568 acres Wells Rd, Holliday TX 76366
TBD Wells Rd
Holliday, TX 76366

\$2,896,800
568± Acres
Archer County



MORE INFO ONLINE:

MoreofTexas.com

RS# 48404 - 568 acres Wells Rd, Holliday TX 76366
Holliday, TX / Archer County

SUMMARY

Address

TBD Wells Rd

City, State Zip

Holliday, TX 76366

County

Archer County

Type

Ranches, Recreational Land, Farms, Undeveloped Land, Hunting Land

Latitude / Longitude

33.823911 / -98.638453

Acreage

568

Price

\$2,896,800

Property Website

<https://www.mossyoakproperties.com/property/rs-48404-568-acres-wells-rd-holliday-tx-76366-archer-texas/48404/>



MORE INFO ONLINE:

MoreofTexas.com

RS# 48404 - 568 acres Wells Rd, Holliday TX 76366

Holliday, TX / Archer County

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.

OWNER FINANCING IS AVAILABLE! Setting just minutes from Wichita Falls and located in the Holliday School District, this property has multiple possibilities, including residential development, ranching, hunting, farming. The property has approx. 4300 ft of frontage on Wells Rd, and another 2600 ft of frontage on Ford Rd. Rural water is available as well as electricity. There are several access points to the ranch off either of these roads.

The terrain is flat to gently rolling. Holliday Creek and secondary creeks run through much of the property, and offer hardwoods and additional water resource. There is approx. 180 acres of ground that is currently tillable for additional food resource for livestock and/or wildlife. The balance of the property is in native grasses w/heavy to dense mesquite as well as scattered hardwoods. There are several surface tanks on the property that provide additional water.

Anticipating selling the ranch the owners have recently added roads throughout the property making viewing and accessing the ranch easy for the new owner.

The Yandell Ranch is a great opportunity for a variety of buyers.

LOCATION: TBD Wells Rd, Holliday TX 76366 GPS: 33.823911,-98.638453

WATER: Holliday Creek crosses the property, seasonal creeks, ponds

UTILITIES: electricity and rural water are available

WILDLIFE: whitetail deer, hogs, dove

VEGETATION: mesquite and native grasses

TERRAIN: gently rolling with 20 ft of elevation changes

SOILS: sandy loam and clay loam

TAXES: AG Exempt

CURRENT USE: ranching and recreational

POTENTIAL USE: ranching, recreational, residential

FENCING: barbed wire

ACCESS: off Wells Road - approx. 4,300 ft of frontage

EASEMENTS: pipelines and transmission line

LEASES: none

SHOWINGS: Contact Matt McLemore [940-781-8475](tel:940-781-8475) for more information and to schedule a showing. LISTING AGENT MUST BE PRESENT AT ALL SHOWINGS! BY APPOINTMENT ONLY!



MORE INFO ONLINE:

MoreofTexas.com

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.



MORE INFO ONLINE:

MoreofTexas.com

RS# 48404 - 568 acres Wells Rd, Holliday TX 76366
Holliday, TX / Archer County

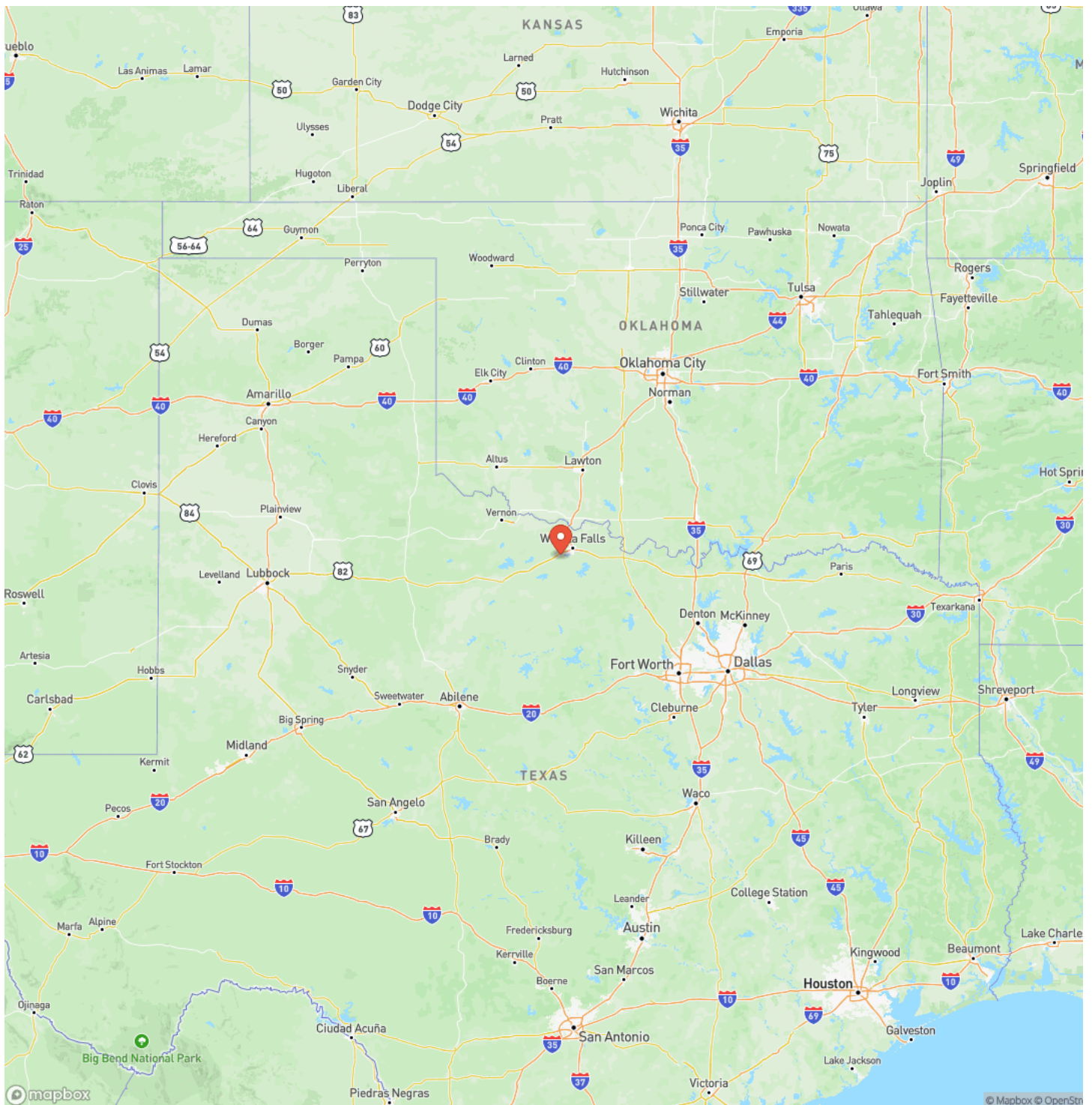


MORE INFO ONLINE:

MoreofTexas.com

RS# 48404 - 568 acres Wells Rd, Holliday TX 76366
Holliday, TX / Archer County

Locator Map

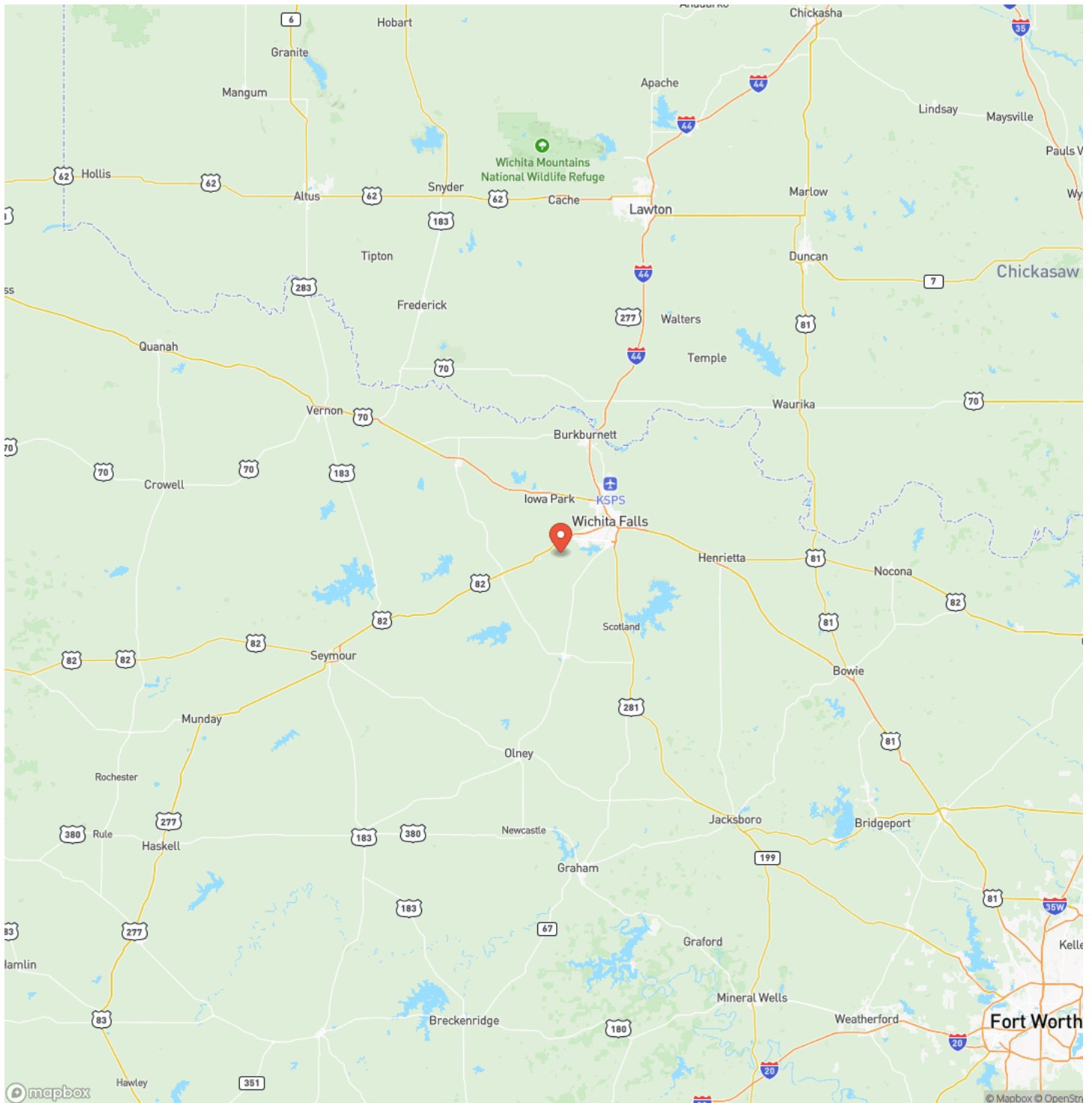


MORE INFO ONLINE:

MoreofTexas.com

RS# 48404 - 568 acres Wells Rd, Holliday TX 76366
Holliday, TX / Archer County

Locator Map

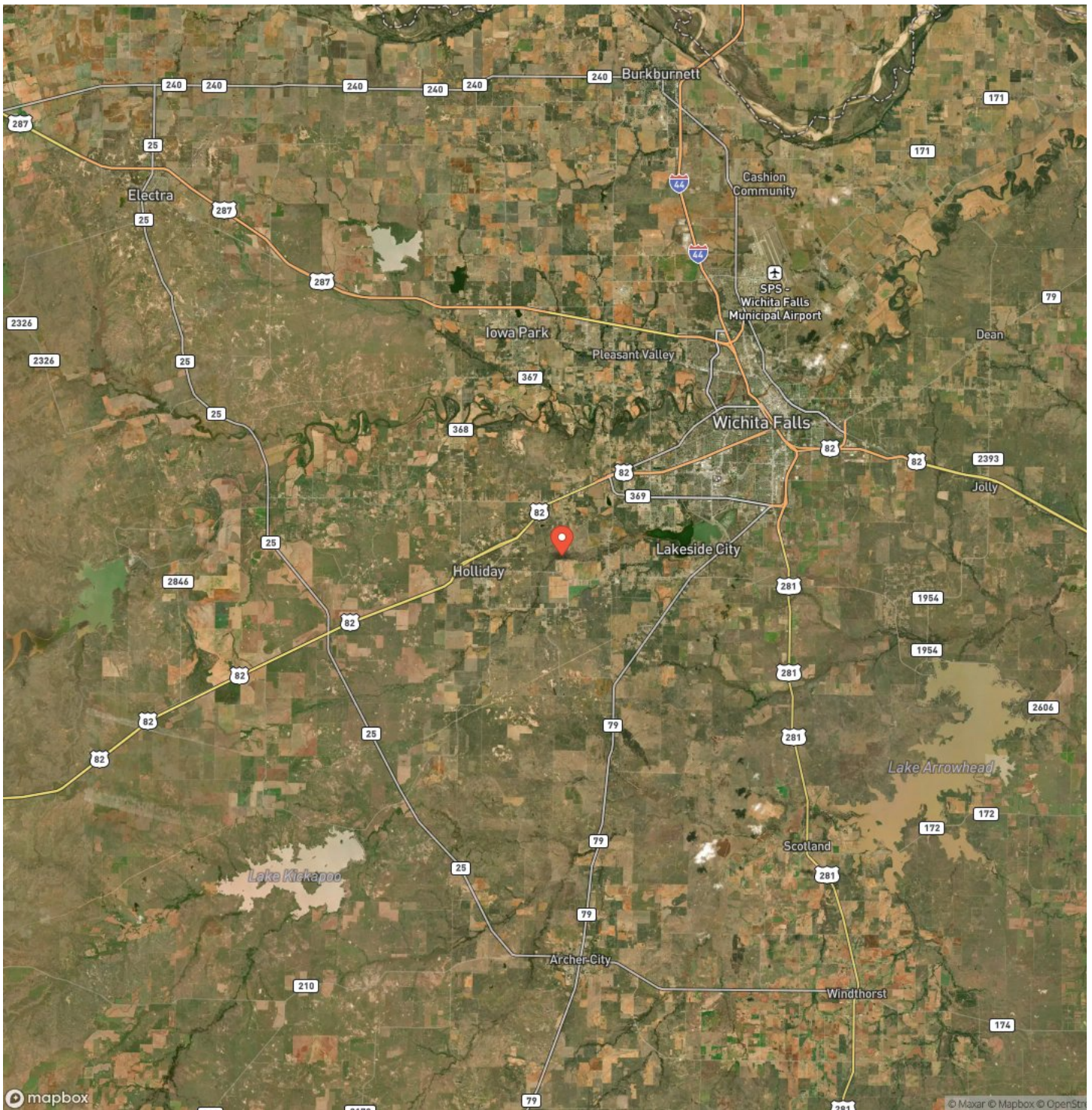


MORE INFO ONLINE:

MoreofTexas.com

RS# 48404 - 568 acres Wells Rd, Holliday TX 76366
Holliday, TX / Archer County

Satellite Map



MORE INFO ONLINE:

MoreofTexas.com

**RS# 48404 - 568 acres Wells Rd, Holliday TX 76366
Holliday, TX / Archer County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

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.

MORE INFO ONLINE:

MoreofTexas.com

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.



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.



MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



MORE INFO ONLINE:

MoreofTexas.com