

RS# 38098 - 376 ac MX Ranch Rd, Windthorst TX
TBD MX Ranch Road
Windthorst, TX 76389

\$1,250,000
376± Acres
Archer County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 38098 - 376 ac MX Ranch Rd, Windthorst TX
Windthorst, TX / Archer County

SUMMARY

Address

TBD MX Ranch Road

City, State Zip

Windthorst, TX 76389

County

Archer County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

33.403598 / -98.476136

Acreage

376

Price

\$1,250,000

Property Website

<https://moreoftexas.com/detail/rs-38098-376-ac-mx-ranch-rd-windthorst-tx-archer-texas/38098/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Matt McLemore at [9 40-781-8475](tel:940-781-8475) at the McLemore Realty Group office or call [844-944-7748](tel:844-944-7748) and dial 701.

*****HUGE PRICE DROP JUST IN TIME FOR DEER SEASON! A STEAL AT \$3,324 PER ACRES!*****

376 acres on MX Ranch Road in Archer County, TX

Groomed, maintained and ready to GO! MX Ranch Road Ranch consists of just over 376 acres. The owners have gone to great effort to improve roads, wildlife habitat and the water availability. This ranch is perfect for the hunter, recreational user, or someone who wants to build a new home or 2nd home. The land has plenty of variety from rolling to flat, an abundance of Oak Trees, to well maintained grass lands w/some bigger mesquite. There are several good elevations changes, including one in the NW corner that has an older home, that w/a little TLC would make fantastic lodging. There have been recent watershed tanks added as well as approx. 20 acres of food plots. In addition several creeks and draws traverse the property. There is an overhang shed up front as well as a workshop and/or equipment shed. A recent water well was added which would be ideal for a new home location. There is limited oil production at the front of the property IS NOT intrusive to the property. The MX Ranch Road property has excellent access off MX Ranch Rd and the owners are willing to part with 7 fiberglass deer stands, 1 wood deer stand, Fourteen 600 lb all season stand fills, Two 2000 lb protein all season feeders, One 1000 lb protein all season feeder with an acceptable offer

LOCATION: TBD MX Ranch Rd, Windthorst, TX 76389 - Archer County GPS: 33.403598, [-98.476136](#)

WATER: 2 water wells, 6 ponds, 2 seasonal creeks

UTILITIES: available

WILDLIFE: whitetail deer, hogs, turkey, varmints

MINERALS: SELLER DOESN'T OWN ANY MINERALS

TERRAIN: rolling with 90 ft of elevation changes

SOILS: sandy loam and clay loam

TAXES: AG Exempt

IMPROVEMENTS: older home on NW corner of property; over hang camper storage, equipment building, Deer Feeders and Stands may stay w/an acceptable offer.

CURRENT USE: ranch and recreational

POTENTIAL USE: ranch, recreational and residential

FENCING:

ACCESS: gravel road with approx 1/3 mile of frontage on MX Ranch Road

SHOWINGS: contact Matt McLemore [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



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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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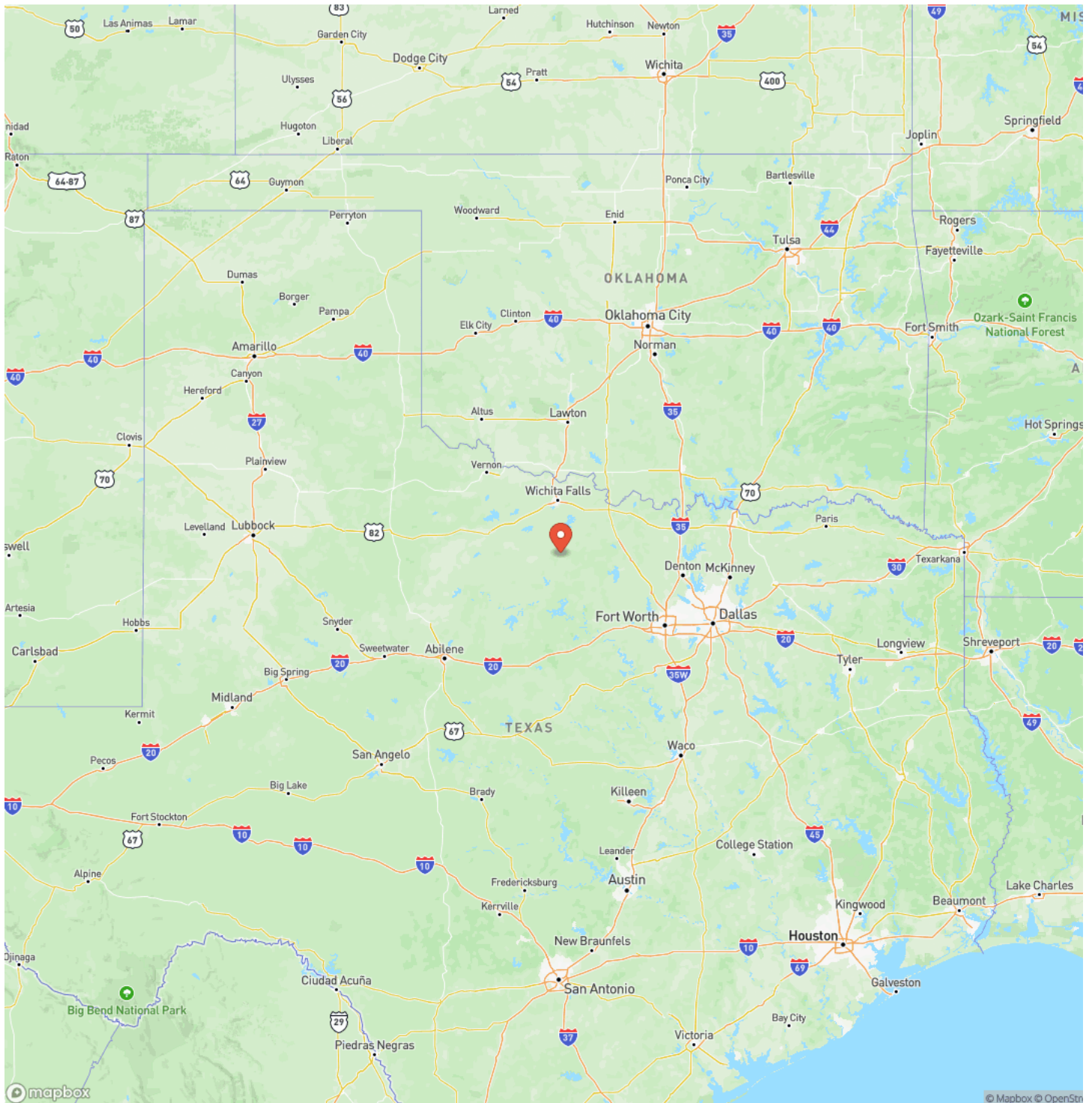
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Locator Map



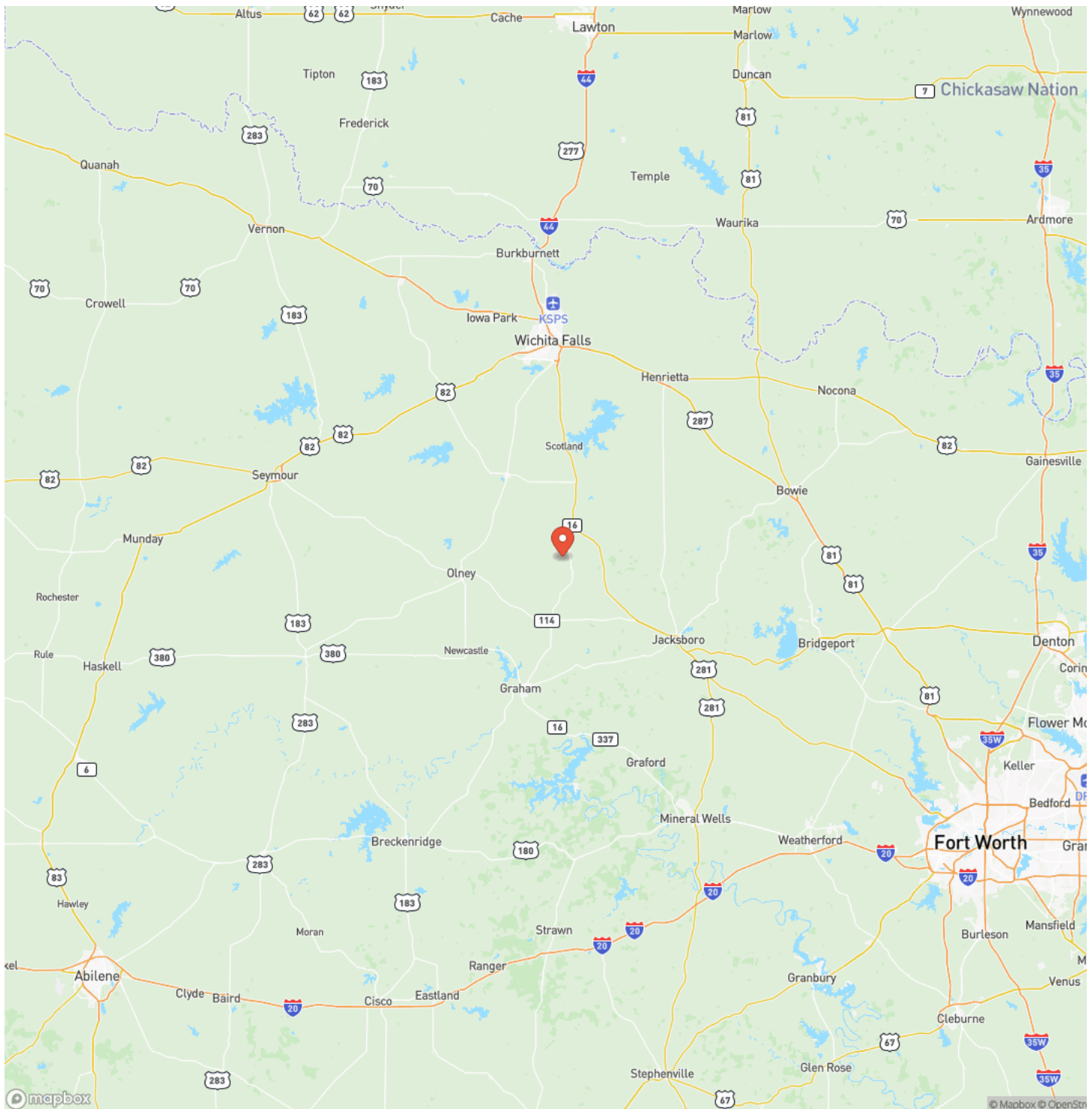
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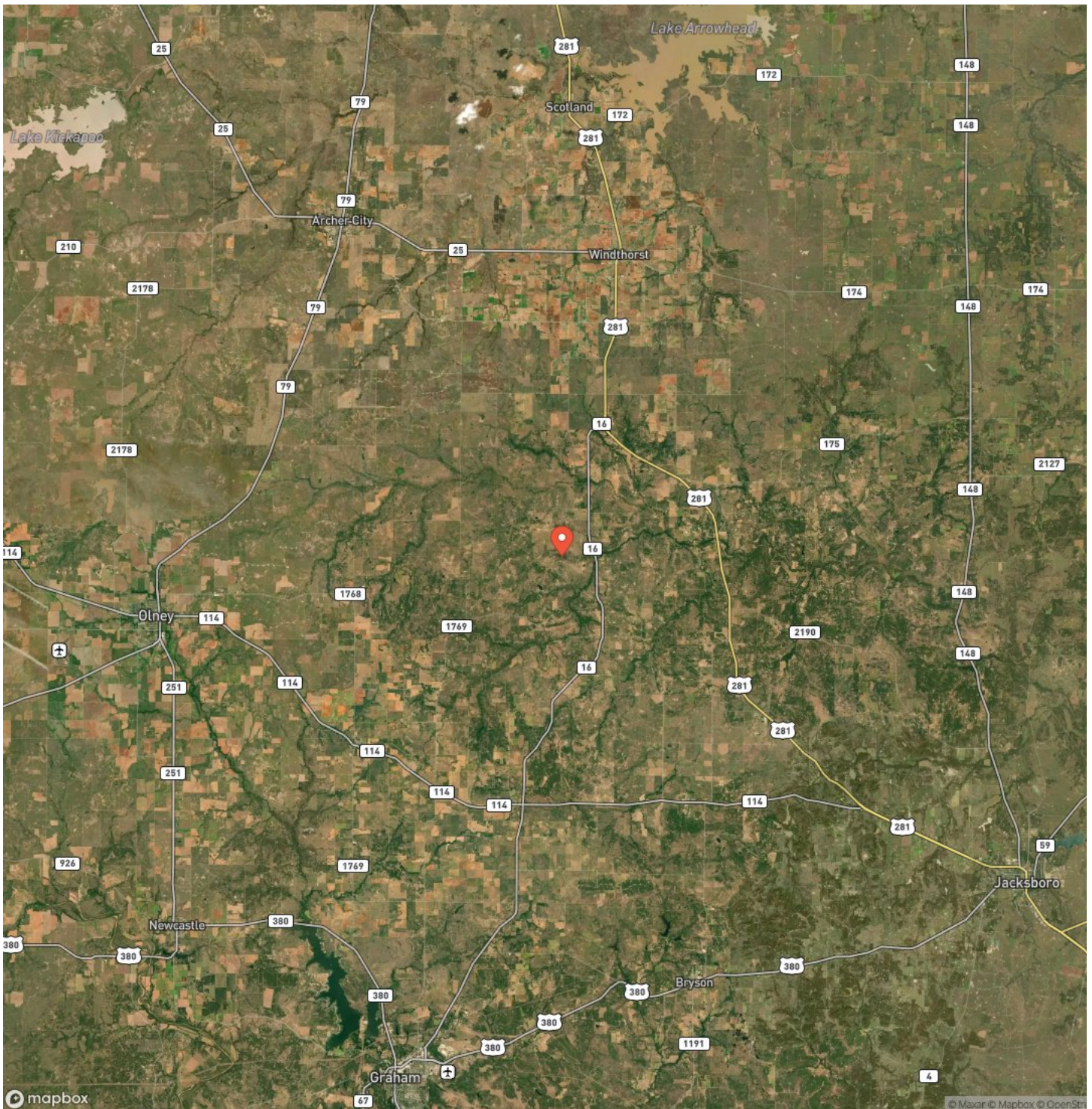
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Windthorst, TX / Archer County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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(940) 574-4888

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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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