

**Sloop Creek Ranch-4755 FM 1954, Clay  
County w/164 acres w 2 Creeks  
4755 FM 1954  
Wichita Falls, TX 76310**

**\$775,000**  
164 +/- acres  
Clay County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

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# Sloop Creek Ranch-4755 FM 1954, Clay County w/164 acres w 2 Creeks Wichita Falls, TX / Clay County

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## **SUMMARY**

### **Address**

4755 FM 1954

### **City, State Zip**

Wichita Falls, TX 76310

### **County**

Clay County

### **Type**

Ranches, Recreational Land, Residential Property

### **Latitude / Longitude**

33.7783 / -98.4091

### **Acreage**

164

### **Price**

\$775,000

### **Property Website**

<https://moreoftexas.com/detail/sloop-creek-ranch-4755-fm-1954-clay-county-w-164-acres-w-2-creeks-clay-texas/10609/>



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### **PROPERTY DESCRIPTION**

Sloop Creek Ranch is a one of a kind opportunity. Sloop Creek is located at 4755 FM 1954, Wichita Falls TX 76310 in Clay County, minutes from Lake Arrowhead State Park! Sloop Creek Ranch sits on approx. 164 acres of stunning country and is highlighted by the fact that two primary creeks merge on the property. Sloop Creek and Lake Creek merge on the north end of the property providing an abundance of native timber. In addition there is approx. 50 acres of cultivation that has been well managed over the years and is groomed with oak trees through the cultivation. A nice size pond/tank provides an additional water resource. Hunting is excellent on Sloop Creek with large whitetail, turkeys, and hogs. In addition Sloop Creek has a custom built 1.5 story, 3 bedroom/2.5 bath home with nearly 2000 sq. ft., nearly 3,700 ft of frontage on FM 1954, and 2 iron rod gates and pipe fencing around the home and yard. There is a storage building as well as a 20 x 20 slap shop.

LOCATION: 4755 FM 1954, Wichita Falls TX Clay County

ACRES: 164 approx.

PRICE: \$775,000.00

WATER: Two primary creeks, Sloop and Lake Creek, large watershed pond/tank

UTILITIES: Electric, Rural Water

WILDLIFE: Whitetail deer, turkey, hogs, quail, dove, etc.

MINERALS: Surface Only

VEGETATION: Large Oaks and Big Mesquite, Plum Thickets, Blue Bush, Native Grass

CULTIVATION: Approx. 50 acres

TERRAIN: Gentle Roll to Flat

SOILS: Clay Loam and Sandy Loam

TAXES: Ag exempt

IMPROVEMENTS: Custom Home, Shop, Pens



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CURRENT USE: Residential, Ranching and Recreational

POTENTIAL USE: Ranching, recreational and residential

FENCING: Excellent

ACCESS: FM 1954

EASEMENTS: Utilities

LEASES: Farming

SHOWINGS: Listing Agent, Matt McLemore , must be present at all showings, unless authorized by seller to not be present. Buyers and/or buyers agent may be asked to provide proof of funds or pre-approval letter from buyers prior to viewing property.

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 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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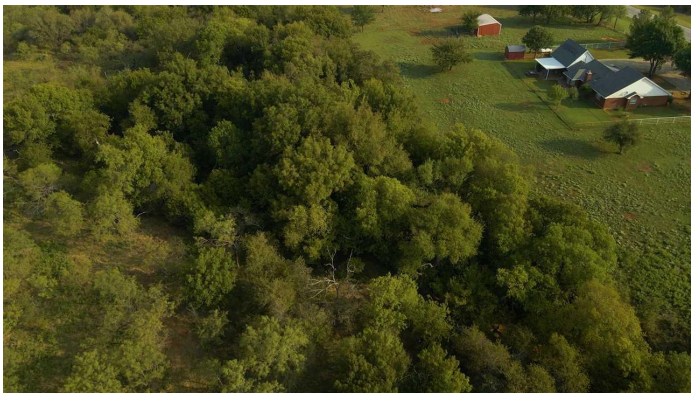
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## Locator Maps



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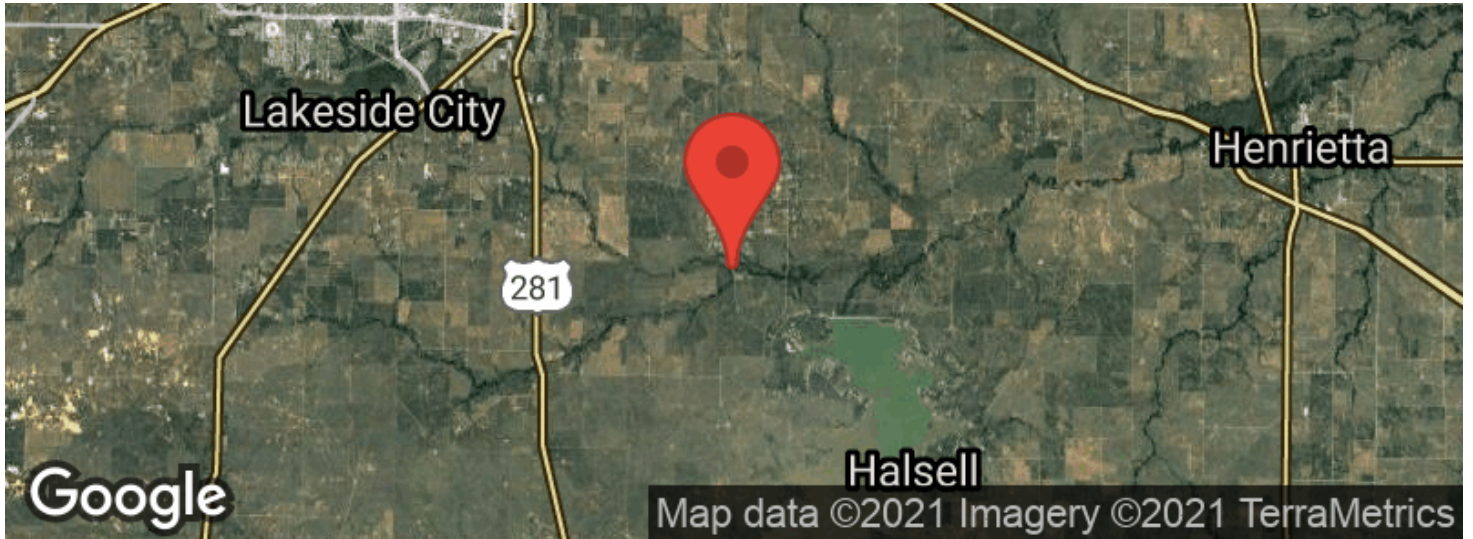
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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Matt Mclemore

**Mobile**

(940) 781-8475

**Email**

mmclemore@mossyoakproperties.com

**Address**

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**City / State / Zip**

Archer City, TX, 76351

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**NOTES**

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## 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.



**MoreofTexas.com**

## **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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

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