

RS# 42102 - 400 ac TBD FM 210, Holliday TX
TBD FM 210
Holliday, TX 76366

\$1,136,000
400± Acres
Archer County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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Holliday, TX / Archer County

SUMMARY

Address

TBD FM 210

City, State Zip

Holliday, TX 76366

County

Archer County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

33.551851 / -98.834982

Acreage

400

Price

\$1,136,000

Property Website

<https://moreoftexas.com/detail/rs-42102-400-ac-tbd-fm-210-holliday-tx-archer-texas/42102/>



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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 or call [844-944-7748](tel:844-944-7748) and dial 701.

Pure Texas ranch land! Located between Hwy 25 and Hwy 114 on FM 210, Archer County, TX, this rolling 400 acres is perfect for cattle and hunting. Five ponds are scattered around the property and the largest one is at approximately 2 acres, providing abundant water for livestock and wildlife. Seasonal creeks cross the landscape. Scattered hardwoods along the creek and the mesquite have been well managed. Fenced and cross-fenced. Front fenced-in 63 acres could easily be returned to cultivation. No pump jacks or tank batteries to take away from the view, and no pipelines to prevent future additional ponds or construction plans.

LOCATION: TBD FM 210, Megargel TX, Archer County GPS: [33.551851](#) , [-98.834982](#)

WATER: 5 ponds and seasonal creeks

UTILITIES: Ft Belkap electricity is available

WILDLIFE: whitetail deer, hogs, dove, etc

VEGETATION: native grasses, mesquite, scattered hardwoods

TERRAIN: rolling with a 60 ft elevation change from west to east

SOILS: sandy loam, clay loam

TAXES: AG exempt

IMPROVEMENTS: none

CURRENT USE: cattle and hunting

POTENTIAL USE: cattle, hunting

NEIGHBORS: big ranches

FENCING: barbed wire, good to new

ACCESS: 1/2 mile of frontage on paved FM 210

SHOWINGS: contact Matt McLemore directly at [940-781-8475](tel:940-781-8475) or via email mmclemore@mossyoakproperties.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 any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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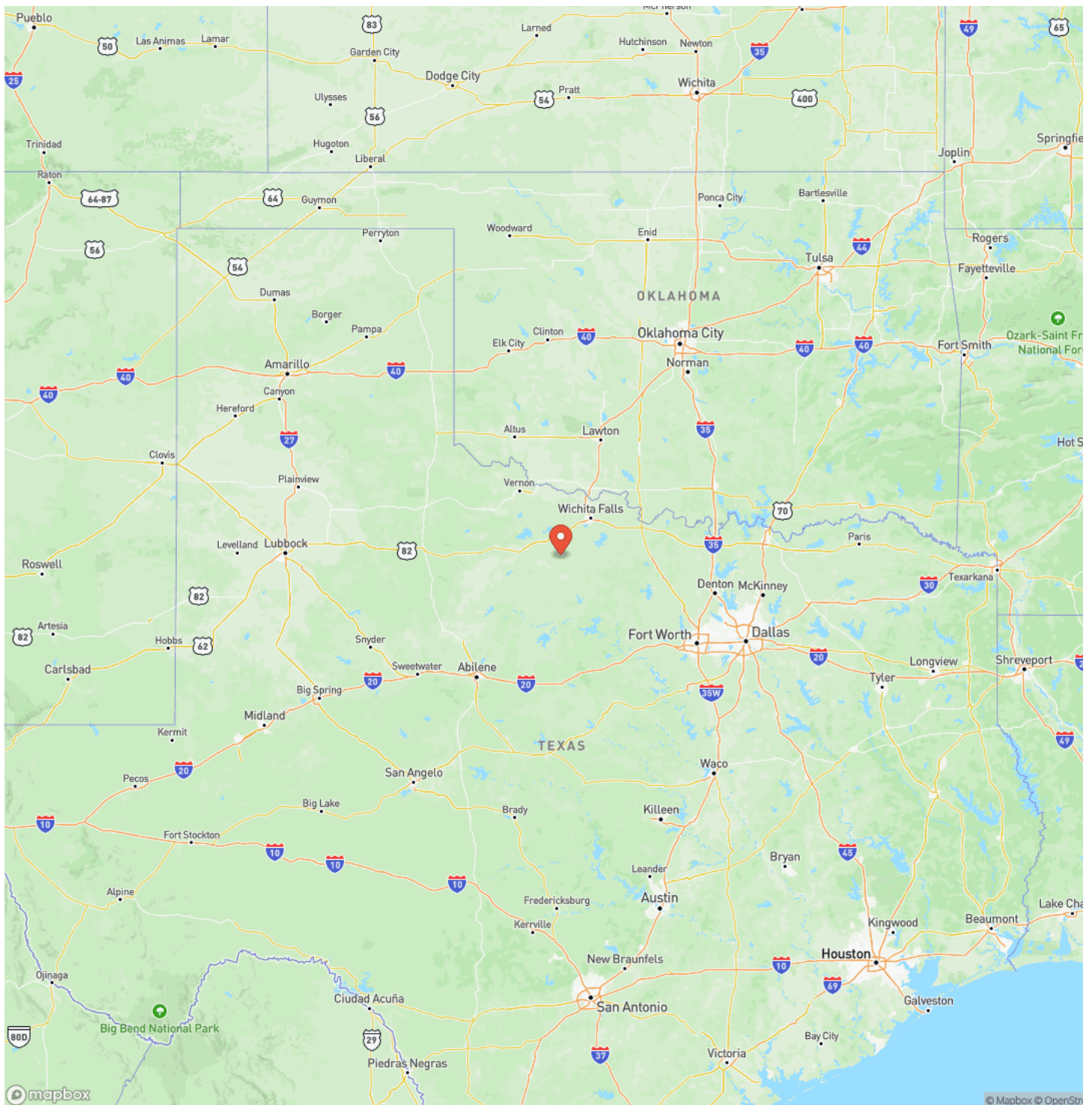
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Locator Map



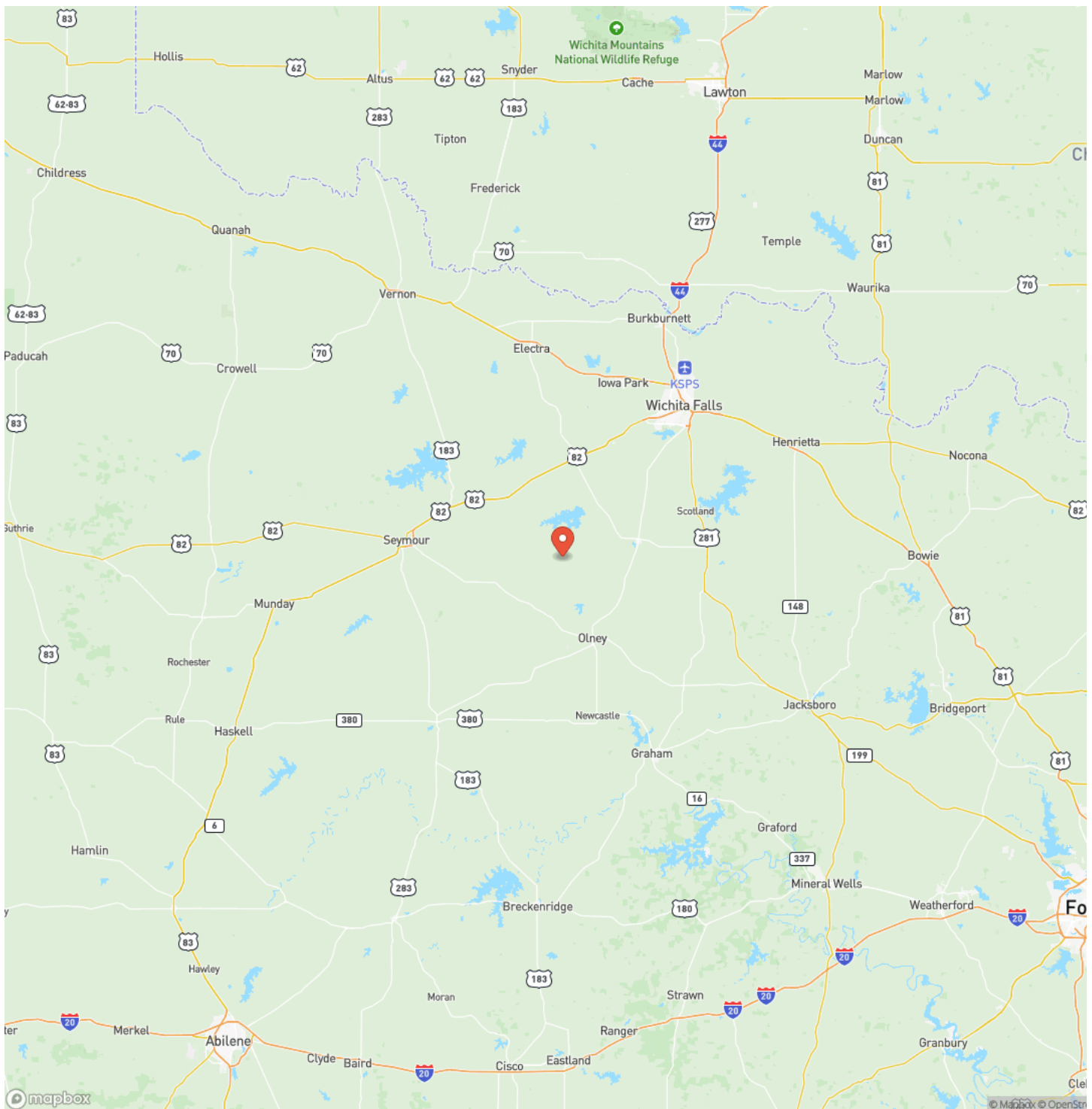
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Locator Map



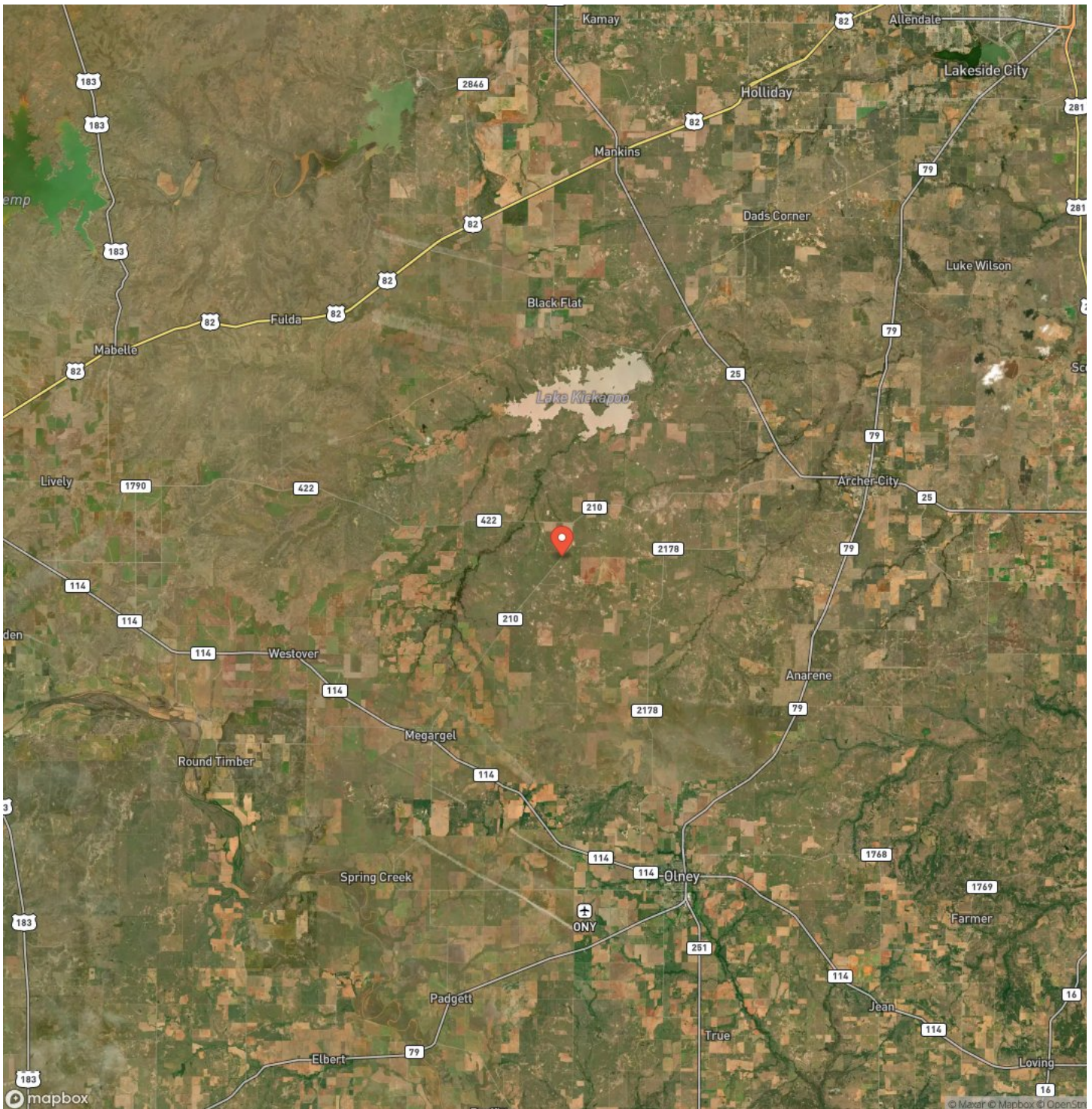
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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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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