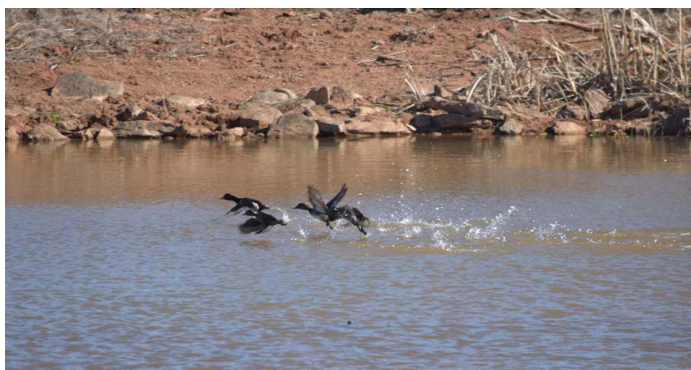


**161 acres Fantastic Hunting Tract, Archer
County TX
Megargel, TX 76370**

\$254,500.00
161 +/- acres
Archer County



161 acres Fantastic Hunting Tract, Archer County TX

Megargel, TX / Archer County

SUMMARY

City, State Zip

Megargel, TX 76370

County

Archer County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

33.4509 / -98.9245

Acreage

161

Price

\$254,500.00

Property Website

<https://moreoftexas.com/detail/161-acres-fantastic-hunting-tract-archer-county-tx-archer-texas/7358/>



**MOSSY OAK PROPERTIES
OF TEXAS**

161 acres Fantastic Hunting Tract, Archer County TX

Megargel, TX / Archer County

PROPERTY DESCRIPTION

Kickapoo Creek Ranch consists of approx. 161 acres and is located just NW of Megargel, TX 76370 in Archer County. The ranch would make an excellent hunting property with the combination of heavy mesquite, hardwoods along Kickapoo Creek, as well as an ideal 50 acre wheat field located perfectly on the ranch. Whitetail deer, turkey, hogs, waterfowl, dove, and quail are commonplace. The property also offers 2 watershed ponds as well as Kickapoo Creek that meanders on much of the property, and has several slews and draws that come off of the primary portion of the creek. The terrain is gently rolling with some great views across the countryside. Access is off Posey Rd and it is a county maintained road. Sellers have priced the property to sell. If your looking for the ideal small hunting tract and are tired of paying for a lease you may or may not have next year, Kickapoo Creek Ranch is worth a view.



MOSSY OAK PROPERTIES
OF TEXAS

161 acres Fantastic Hunting Tract, Archer County TX
Megargel, TX / Archer County



Locator Maps



Aerial Maps



161 acres Fantastic Hunting Tract, Archer County TX
Megargel, TX / Archer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Mclemore

Mobile

(940) 781-8475

Email

mmclemore@mossyoakproperties.com

Address

111

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.



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.



Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

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