

Vera Ranch 640
CR 3171
Vera, TX 76380

\$1,424,000
645.500 +/- acres
Knox County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Vera Ranch 640
Vera, TX / Knox County

SUMMARY

Address

CR 3171

City, State Zip

Vera, TX 76380

County

Knox County

Type

Hunting Land

Latitude / Longitude

33.6334256 / -99.5661959

Dwelling Square Feet

1568

Bedrooms / Bathrooms

4 / 2

Acreage

645.500

Price

\$1,424,000

Property Website

<https://moreoftexas.com/detail/vera-ranch-640-knox-texas/21515/>



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PROPERTY DESCRIPTION

Located just west of Seymour, TX and Hwy 82 the Vera Ranch is indeed an outdoorsmen's paradise. Consisting of 645.5 acres The Vera is nestled in the rolling hills of Knox County and bordering the Old Waggoner Ranch, this property is being sold TURN KEY! Ready to hunt and enjoy immediately The Vera is loaded with wildlife, including waterfowl, ducks etc. and has good access off of CR 3171. The views and topography are exceptional as well as a spring fed pond estimated at 25' deep and other water shed tanks and several feeder draws and creeks. There is a 2006 Pinehurst 28 x 56 Modular home by Clayton Homes with utilities already in place. A superb well services the home with a holding tank. The well has a freeze proof water hydrant at water well and 2 locations at the camp. The Vera is set up with a game cleaning station complete with water and power. There are two 20' Connex Containers as well as a semi trailer for storage of implements and other equipment. In addition to these improvements there is much more that goes with the property(see documents).

GENERAL DESCRIPTION: 645.5 acres, Native pasture with rolling topography

LOCATION: CR 3171, Vera TX , Knox Co, Borders the Old Waggoner Ranch

WATER: 2 Spring Fed Water Ponds, 1 estimated at 25' deep, several feeder creeks and draws, well water for home with holding tank. Sub-surface water is known to be located throughout the property, as part of property sits on Major Aquifer.

UTILITIES: electricity, well water

WILDLIFE: whitetail deer, turkey, hogs, small game, dove, ducks and geese

VEGETATION: Native grasses, including some bermuda, heavy timber including dense mesquite, cedar, hackberry, blue bush etc.

TERRAIN: Heavily rolling with several vantage points for miles of visibility.

SOILS: Clay Loam, Sandy Loam and Caliche

TAXES: Wildlife Exempt

IMPROVEMENTS: 1568 sq ft, 4 bed 2 bath, Pinehurst Modular Home. Cleaning Station, Two 20' Connex, Semi Trailer, Water Storage Tank(see documents for additional information)



CURRENT USE: Hunting Ranch

POTENTIAL USE: Hunting, ranch, recreational and residential use

NEIGHBORS: Large Neighbors(Borders Old Waggoner Ranch)

FENCING: Average to poor

ACCESS: County Rd

EASEMENTS: Access easement granted to Neighbor to north east. Ingress and egress only. Easement is fenced off.

LEASES: NONE

SURVEY: YES

SHOWINGS: contact listing agent directly - Matt McLemore 940-781-8475

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Locator Maps



Aerial Maps



Vera Ranch 640
Vera, TX / Knox County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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