

RS# 38303 - 332 ac CR 3300, Crowell TX - Knox Co
TBD CR 3300
Truscott, TX 79227

\$375,000
332.100± Acres
Knox County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 38303 - 332 ac CR 3300, Crowell TX - Knox Co
Truscott, TX / Knox County

SUMMARY

Address

TBD CR 3300

City, State Zip

Truscott, TX 79227

County

Knox County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

33.725803 / -99.767041

Acreage

332.100

Price

\$375,000

Property Website

<https://www.mossyoakproperties.com/property/rs-38303-332-ac-cr-3300-crowell-tx-knox-co-knox-texas/38303/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

PROPERTY DESCRIPTION

*****QUALITY LAND at a GREAT PRICE!******

For more information regarding this listing please contact Vicky Blair at [940-224-4799](tel:940-224-4799) at the McLemore Realty Group office.

Sitting atop the Seymour Aquifer and with electric service available nearby, this 332 acres in Knox County near Truscott, Texas offers excellent options for farming, ranching, hunting and residential use. While the approx 229 acres of cultivation have historically been used for wheat, the property has rested for approx. 1 yr. Water wells in the area range from 51 ft to 75 ft with 4 to 10 gpm on average. In addition to sub surface water there is a pond for additional water. The southern portion of the property offers a mix of dense tree coverage and views of the gorgeous canyon. Whether its deer, hogs or waterfowl hunting or farming and/or running a few head, the McGrubbs has multiple opportunities and at the price per acre the property offered it won't break the bank. There are 4 existing wind turbines on the property, the sellers do not own any royalties or rights to income off the turbines. The turbines are quiet, non-instrusive and towards back of property. Wind Farm company access is through another property and not through the front of the property. A well maintained gravel road is used to service the wind turbines. At this price per acre, you're not going to find a better piece worth the money.

WATER: pond

WILDLIFE: whitetail deer, hogs, dove

VEGETATION: some mesquites and native grasses; 229 acres of cultivation

TERRAIN: level until you reach the gorgeous canyon range on the southeast corner

SOILS: sandy and clay loam

TAXES: AG EXEMPT

IMPROVEMENTS: none

CURRENT USE: farming, hunting, grazing

POTENTIAL USE: farming, hunting, grazing, residential

FENCING: barbed wire, cross fenced

ACCESS: county road with nearly 1/2 mile of frontage

SHOWINGS: call Vicky Blair [940-224-4799](tel:940-224-4799) or send an email to vblair@mossyoakproperties.com

DISCLAIMER: OWNERS ARE LICENSED TEXAS REALTORS.

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 an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

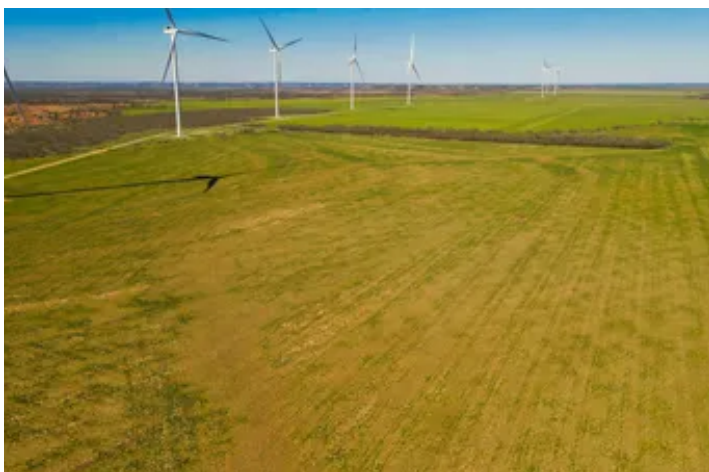


MOSSY OAK PROPERTIES
OF TEXAS

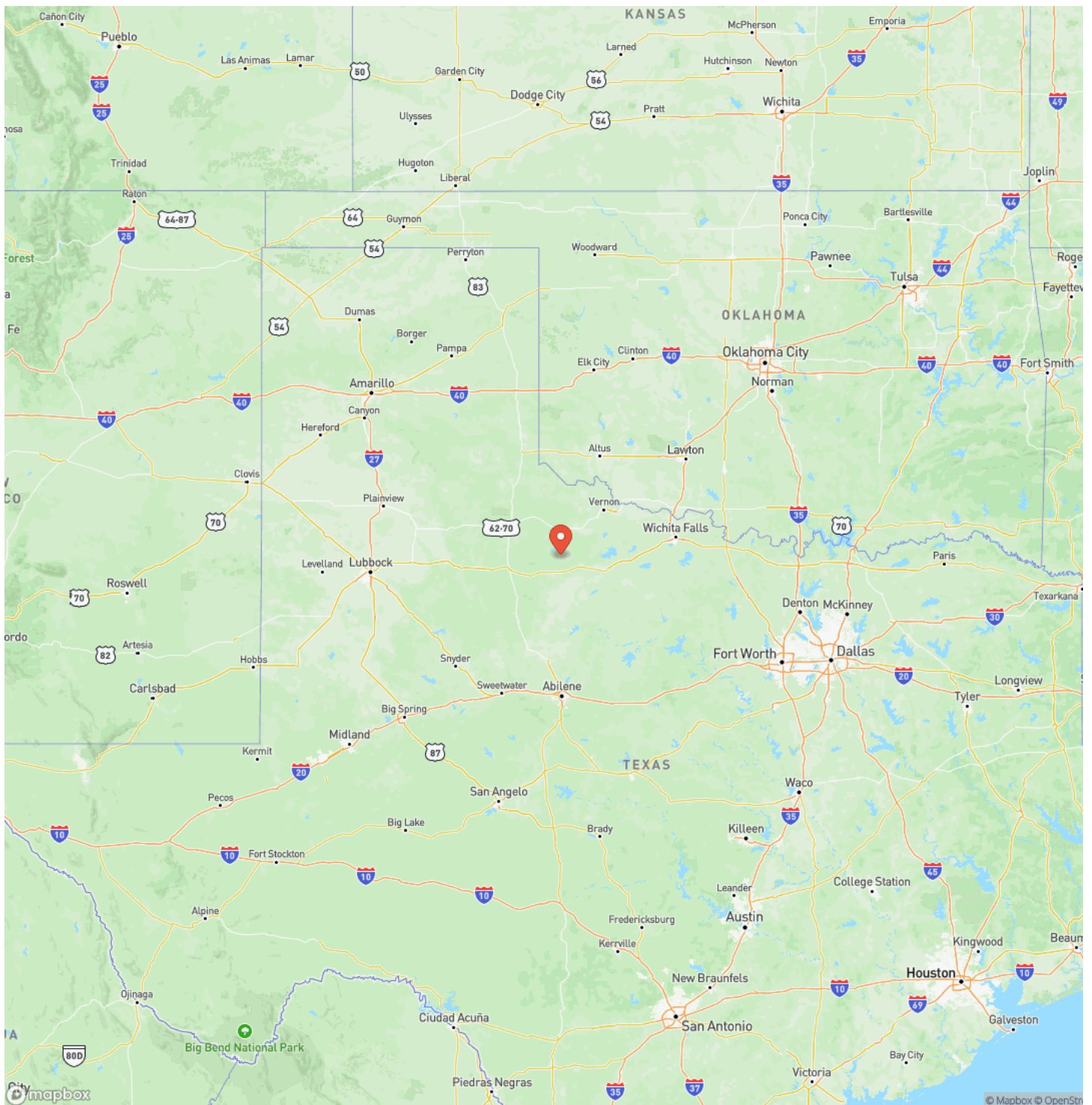
MORE INFO ONLINE:

MoreofTexas.com

RS# 38303 - 332 ac CR 3300, Crowell TX - Knox Co
Truscott, TX / Knox County



Locator Map



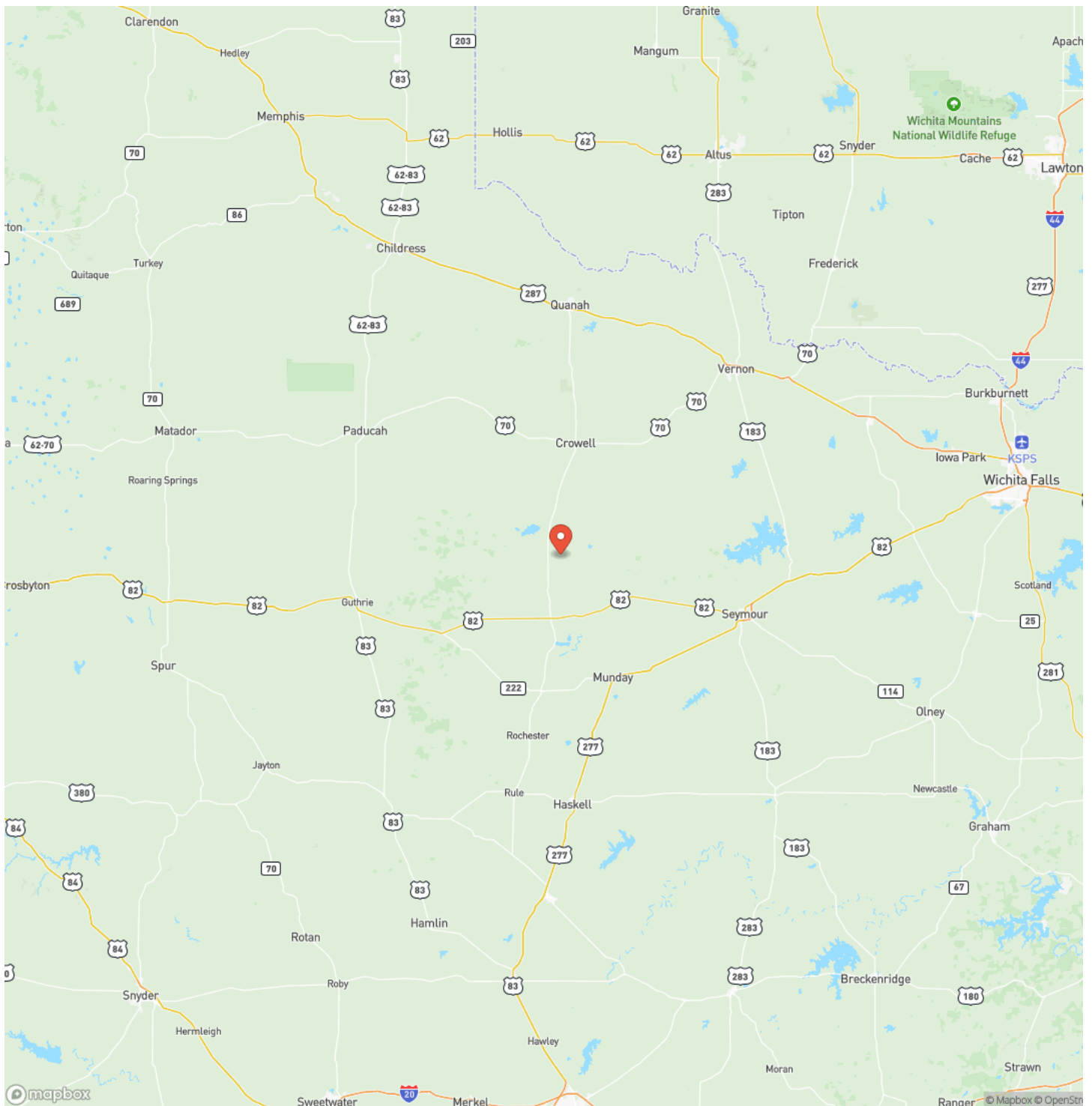
**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 38303 - 332 ac CR 3300, Crowell TX - Knox Co
Truscott, TX / Knox County

Locator Map



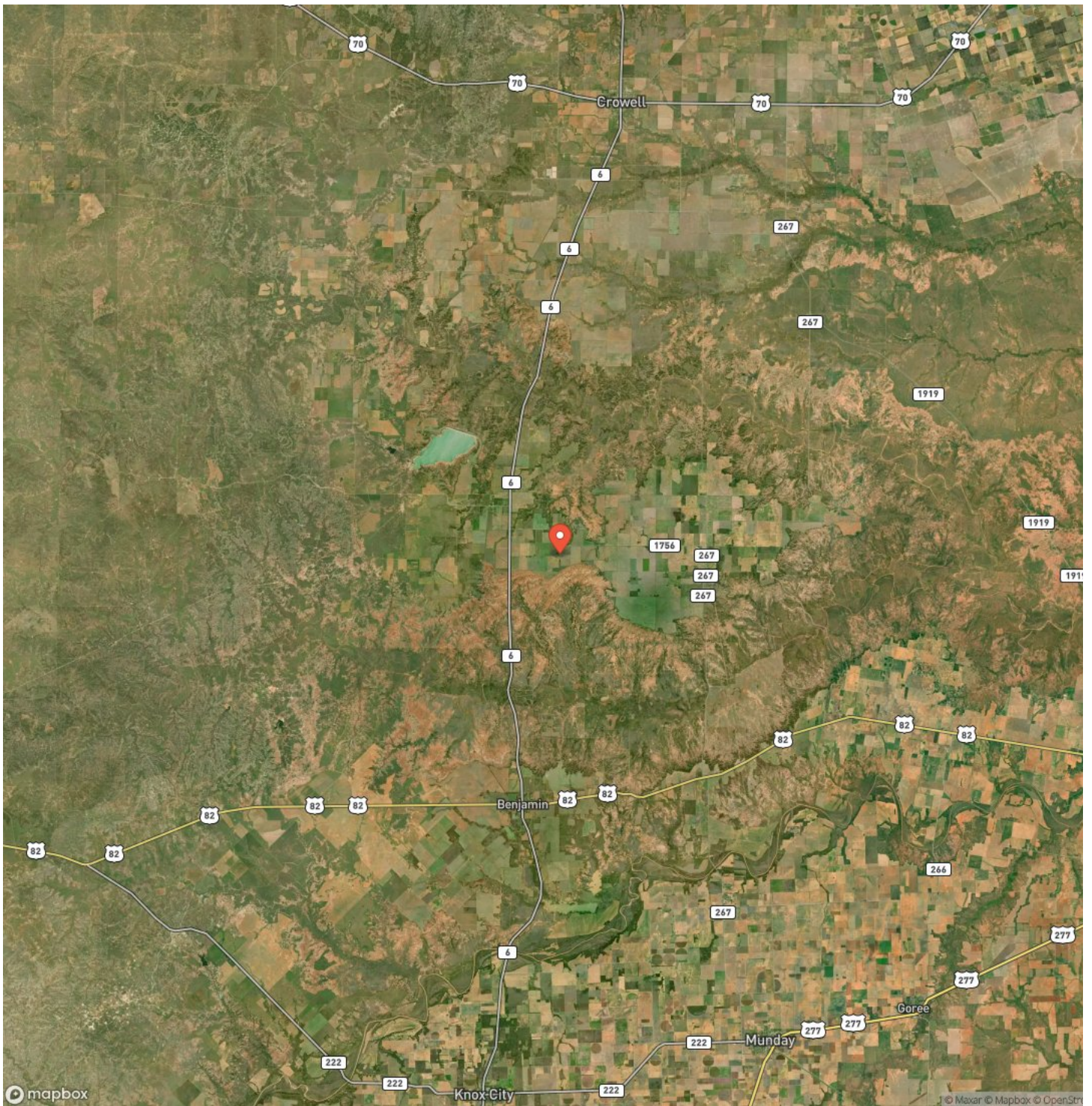
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 38303 - 332 ac CR 3300, Crowell TX - Knox Co
Truscott, TX / Knox County

Satellite Map



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**RS# 38303 - 332 ac CR 3300, Crowell TX - Knox Co
Truscott, TX / Knox County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

[illegible]

**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

This image shows a single sheet of white paper with horizontal blue 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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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:

MoreofTexas.com