

RS# 56688 - 19423 Hwy 79 S, Archer City TX 76351
19423 Hwy 79 S
Archer City, TX 76351

\$420,000
19.610± Acres
Archer County



MORE INFO ONLINE:

MoreofTexas.com

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Archer City, TX / Archer County

SUMMARY

Address

19423 Hwy 79 S

City, State Zip

Archer City, TX 76351

County

Archer County

Type

Ranches, Residential Property

Latitude / Longitude

33.619126 / -98.62133

Dwelling Square Feet

1450

Bedrooms / Bathrooms

3 / 2

Acreage

19.610

Price

\$420,000

Property Website

<https://www.mossyoakproperties.com/property/rs-56688-19423-hwy-79-s-archer-city-tx-76351-archer-texas/56688/>



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PROPERTY DESCRIPTION

!!SELLER IS OFFERING UP TO 1% OF THE SALES PRICE TOWARD BUYER'S CLOSING COSTS!!

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

Country living just outside the city limits of Archer City! Sitting on 19.61 acres, this 3 bedroom 2 bath brick home is 1,450 sq ft, with an open concept living room/dining room/kitchen and a split bedroom floor plan. Granite counters in the kitchen. Woodburning fireplace in the living room. Covered patio with outdoor kitchen. New roof in 2021. Garage and a carport. Additional carport with an RV hook-up. There's also a nice metal shop with a roll-up door and 110v electric. Rural water and total electric. Perfect spot for horses and/or a couple of cows. AS IS WHERE IS.

LOCATION: 19423 Hwy 79 S, Archer City TX 76351 GPS: 33.619126,-98.62133

MASTER - 12X16

BED 2 - 11X12

BED 3 - 10X12

KITCHEN - 1X13

DINING - 10X11

LIVING - 15X19

UTILITY - 6X10

UTILITIES: Wichita Valley Rural Water, electricity, septic

MINERALS: none

VEGETATION: native grasses, mesquite

TERRAIN: gentle roll - approx 10 ft of elevation change

SOILS: sandy loam

TAXES: AG exempt for 17.61 acres, house and 2 acres homesteaded

IMPROVEMENTS: home, shop

CURRENT USE: residential, horses

POTENTIAL USE: residential, livestock

FENCING: pipe and wire

ACCESS: approx 742 ft of Hwy 79 paved frontage

SHOWINGS: contact Vicky Blair for more information and to schedule a showing [940-224-4799](tel:940-224-4799).



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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.



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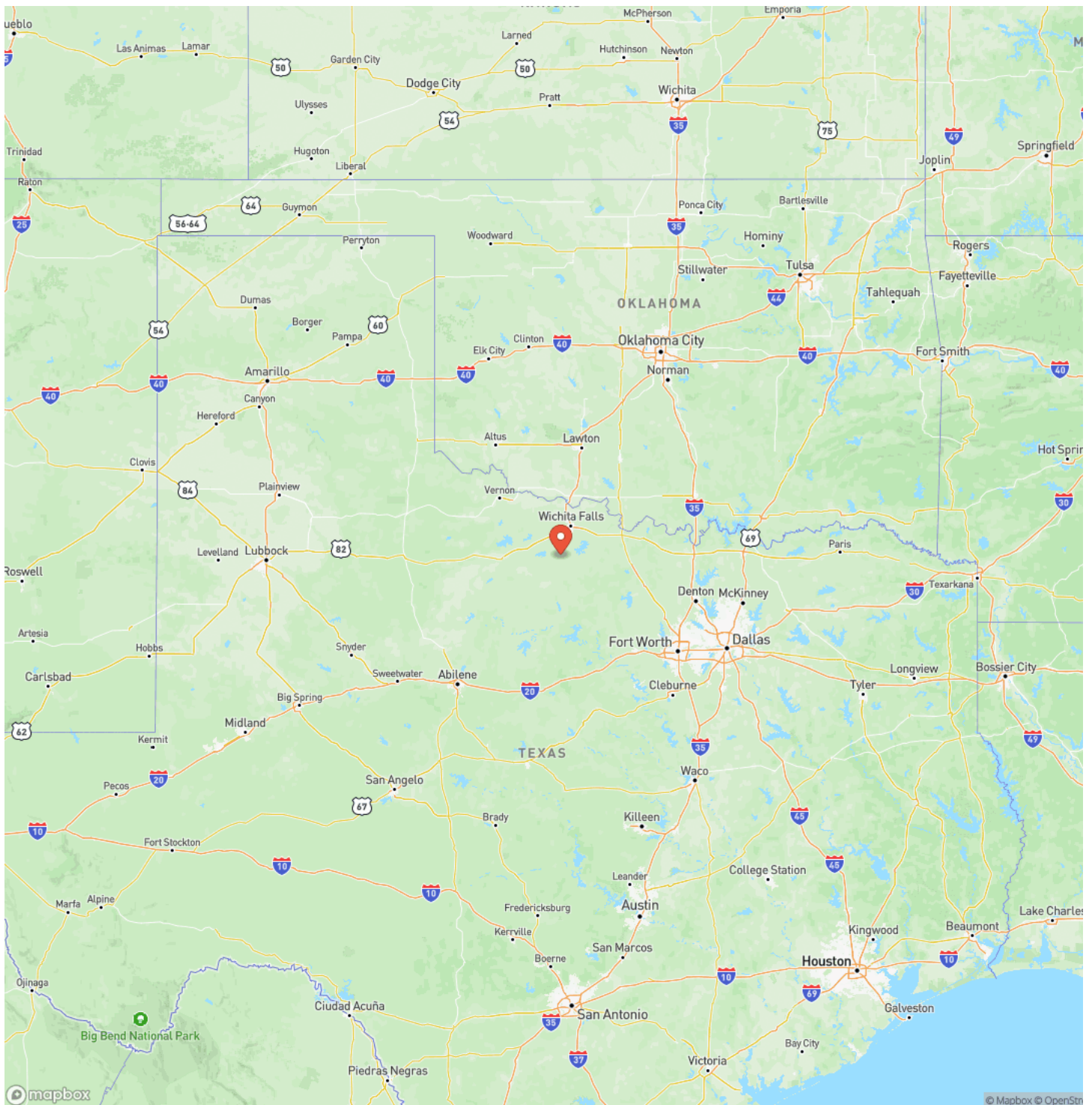
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Locator Map



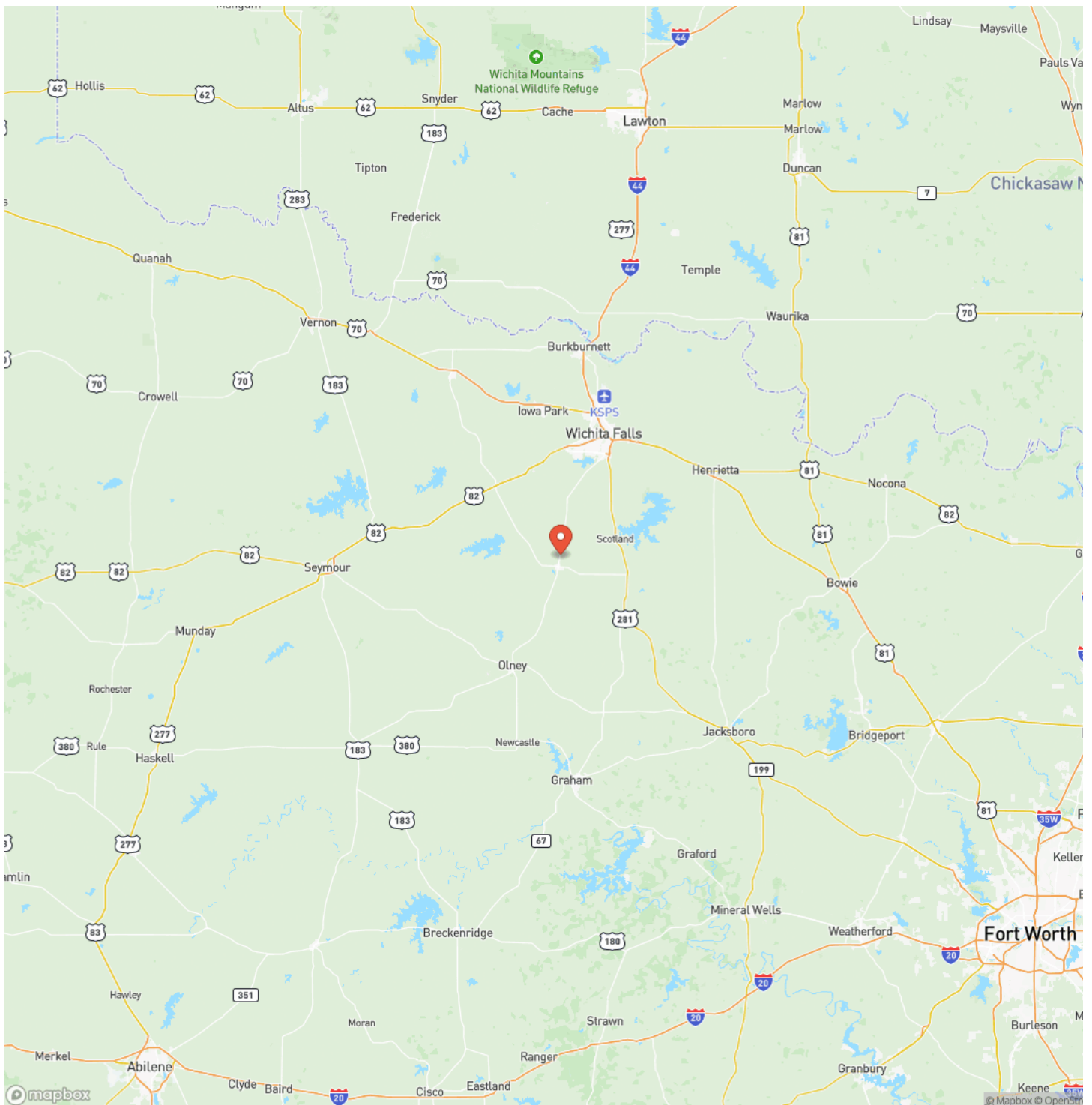
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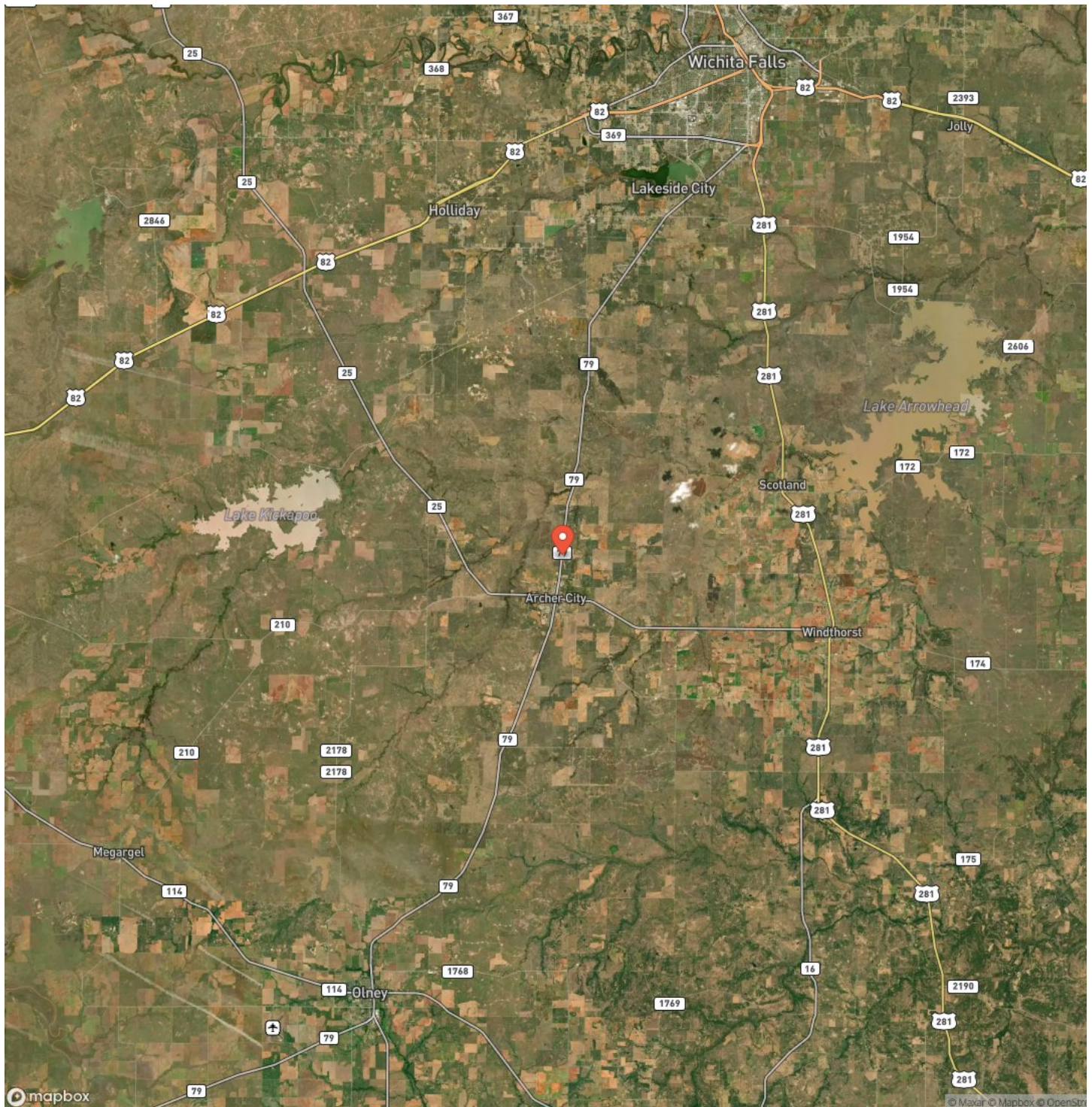
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Satellite Map



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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

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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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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



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