

RS# 65402 - TBD Hwy 114, Megargel TX 76370
TBD Hwy 114
Megargel, TX 76370

\$300,150
60.030± Acres
Archer County



MORE INFO ONLINE:

MoreofTexas.com

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Megargel, TX / Archer County

SUMMARY

Address

TBD Hwy 114

City, State Zip

Megargel, TX 76370

County

Archer County

Type

Ranches, Undeveloped Land

Latitude / Longitude

33.439266 / -98.910583

Acreage

60.030

Price

\$300,150

Property Website

<https://www.mossyoakproperties.com/property/rs-65402-tbd-hwy-114-megargel-tx-76370-archer-texas/65402/>



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PROPERTY DESCRIPTION

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

Just east of Megargel, this 60.03 acres of land is in a convenient location for farming, grazing, hunting and/or residential development. With only a 10 ft elevation change across the entire property, it is easy to view from corner to corner, so drive by and check it out! One pond is on the eastern corner of the property next a set of pens. Electricity is on-site near the pens, Baylor County Water, fiber optic cable and phone are available on Hwy 114. Seller will consider subdividing the property.

LOCATION: TBD Hwy 114, Megargel TX GPS: 33.439266,-98.910583

WILDLIFE: whitetail deer, hogs, dove

MINERALS: seller does not own any minerals

VEGETATION: native grasses, some mesquite

TERRAIN: gently rolling - 10 ft of elevation changes

SOILS: sandy loam

TAXES: ag exempt approx \$150 per year

IMPROVEMENTS: none

CURRENT USE: cultivation and grazing

POTENTIAL USE: residential, cultivation and grazing

FENCING: barbed wire on southern boundary and part of the eastern corner of the triangle

ACCESS: 3/4 mile paved frontage on Hwy 114 and 1/3 mile frontage on 4 Corner Road

EASEMENTS: pipeline

LEASES: cultivation

SHOWINGS: call Vicky Blair [940-224-4799](tel:940-224-4799) for additional information. Drive-by and look!

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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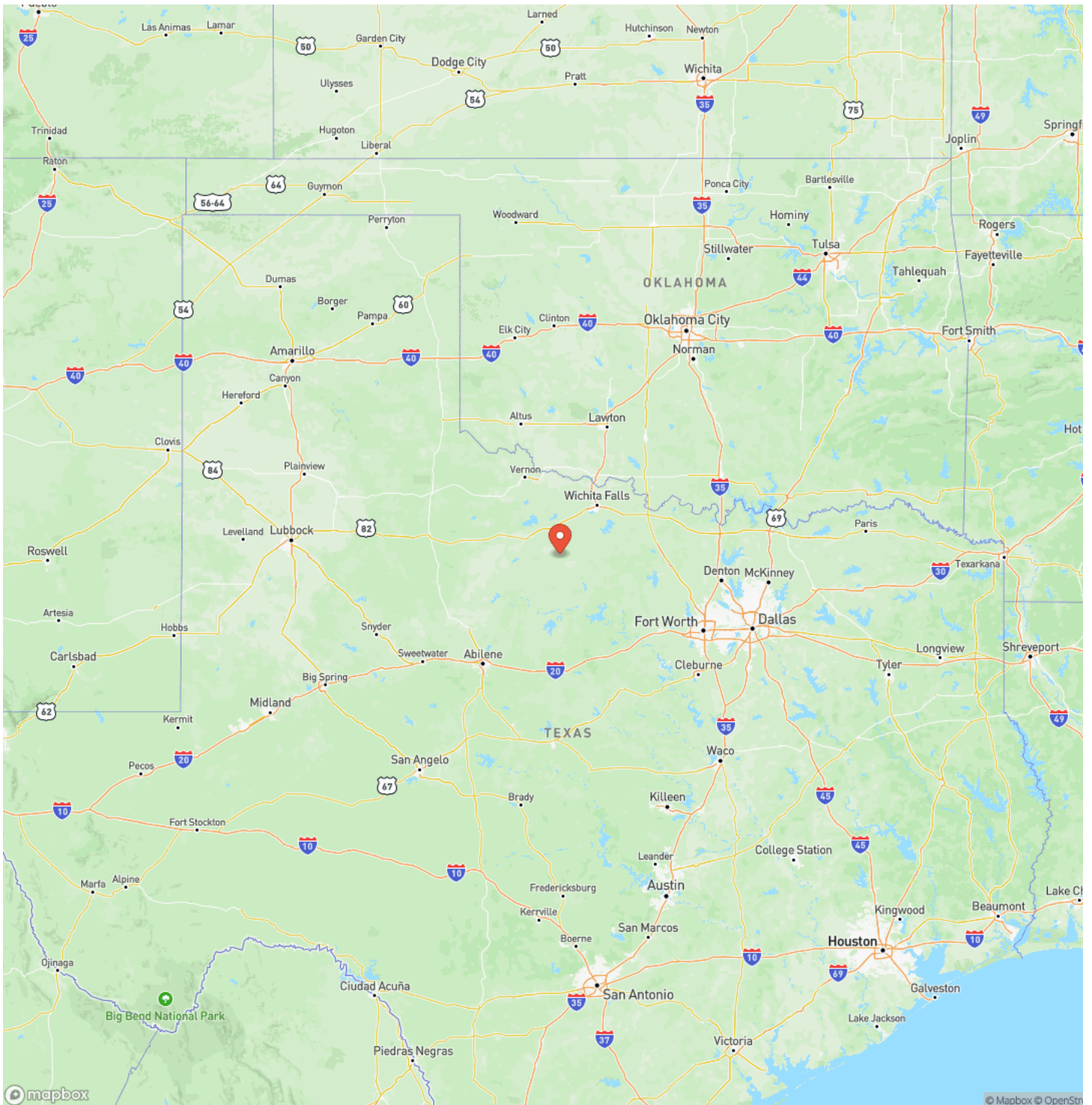


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Locator Map

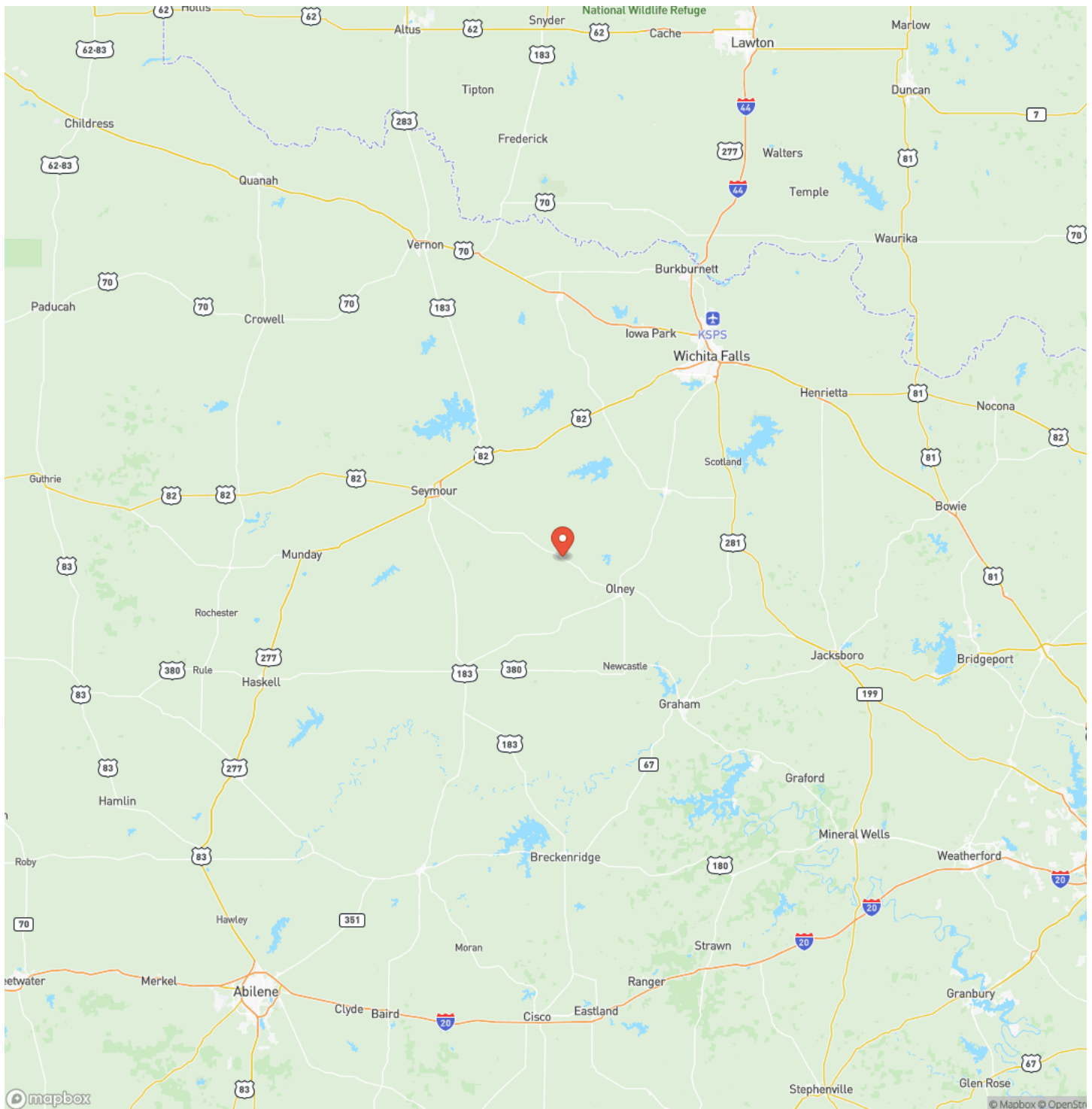


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Locator Map

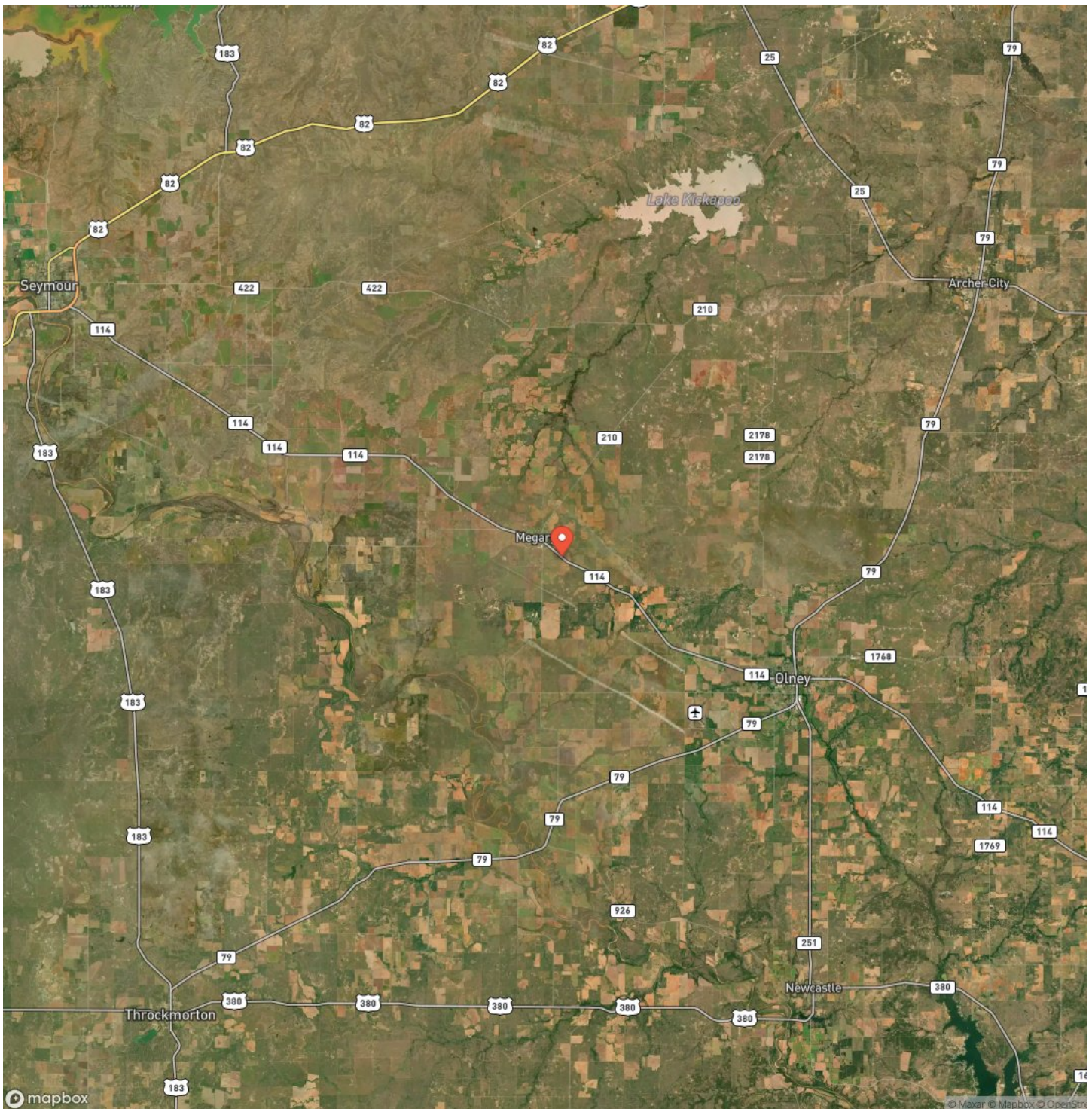


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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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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