

**RS# 29306 - Adorable 3/1 in City View ISD,  
Wichita Falls TX  
1612 Las Vegas Tr  
Wichita Falls, TX 76308**

**\$83,720**  
**0.160 +/- acres**  
**Wichita County**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

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**Wichita Falls, TX / Wichita County**

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**SUMMARY**

**Address**

1612 Las Vegas Tr

**City, State Zip**

Wichita Falls, TX 76308

**County**

Wichita County

**Type**

Residential Property

**Latitude / Longitude**

33.943994 / -98.548133

**Dwelling Square Feet**

910

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

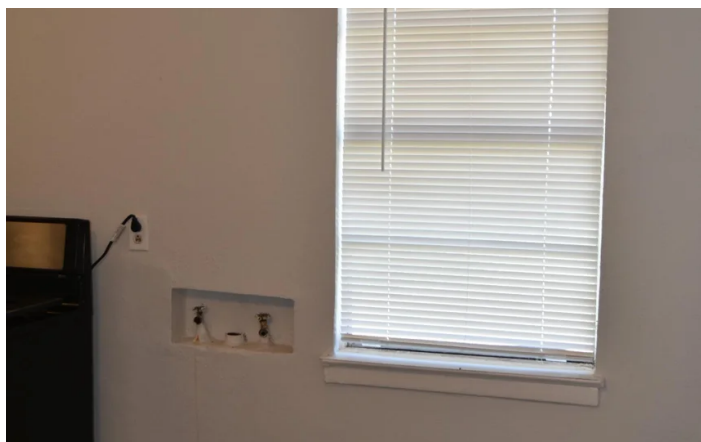
0.160

**Price**

\$83,720

**Property Website**

<https://moreoftexas.com/detail/rs-29306-adorable-3-1-in-city-view-isd-wichita-falls-tx-wichita-texas/29306/>



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**PROPERTY DESCRIPTION**

Great little starter home! 3 bed/1 bath/1 car garage in the City View ISD. New flooring, fresh paint, vinyl siding, covered eaves, one car garage, fenced back yard and nice trees! Needs some TLC updating, but very livable as is. Quiet neighborhood with great neighbors.

TO BE SOLD AS IS WHERE IS. SELLER SHALL MAKE NO REPAIRS.

Call Vicky Blair 940-224-4799 to schedule a private showing.

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.



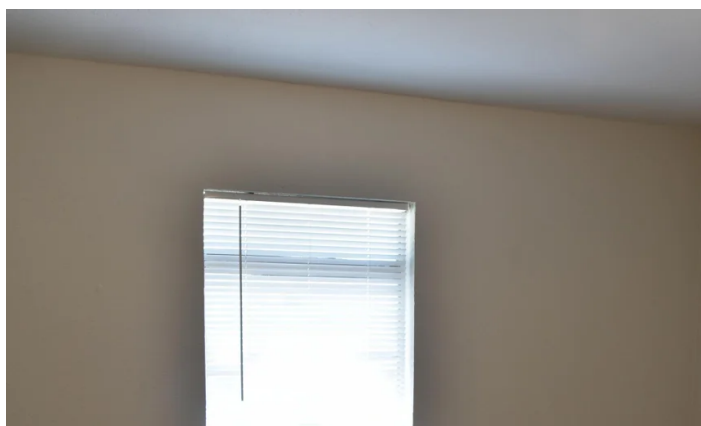
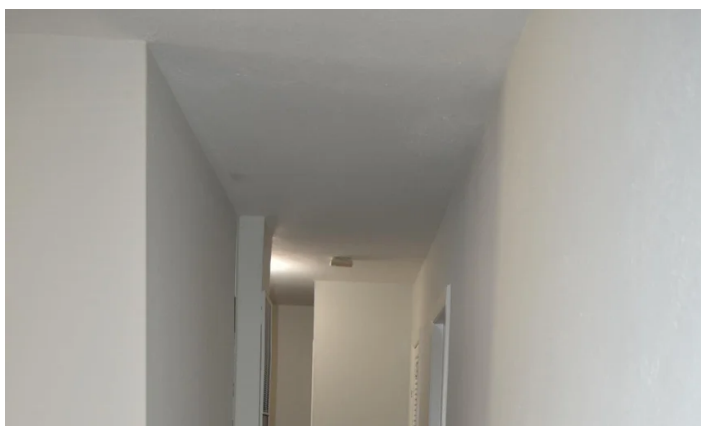
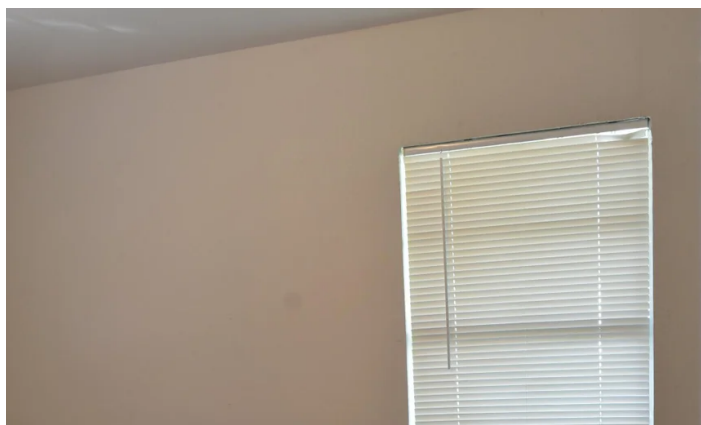
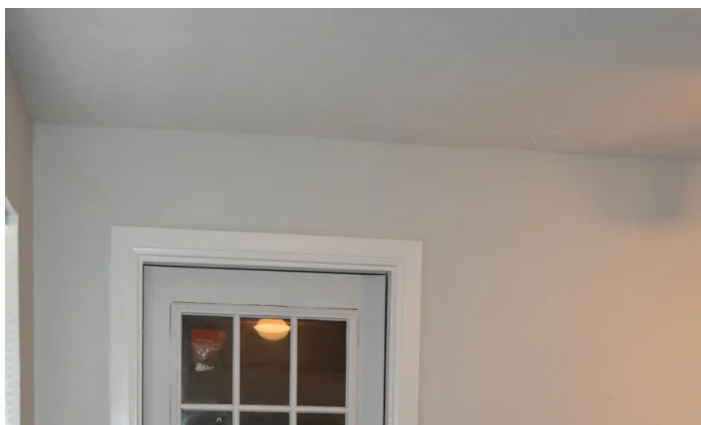
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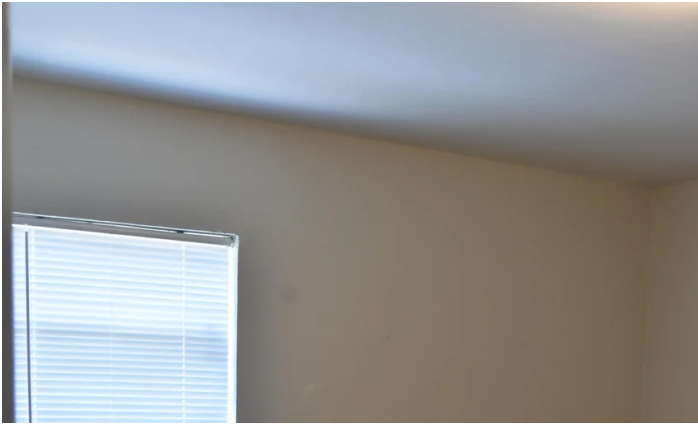


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## Locator Maps



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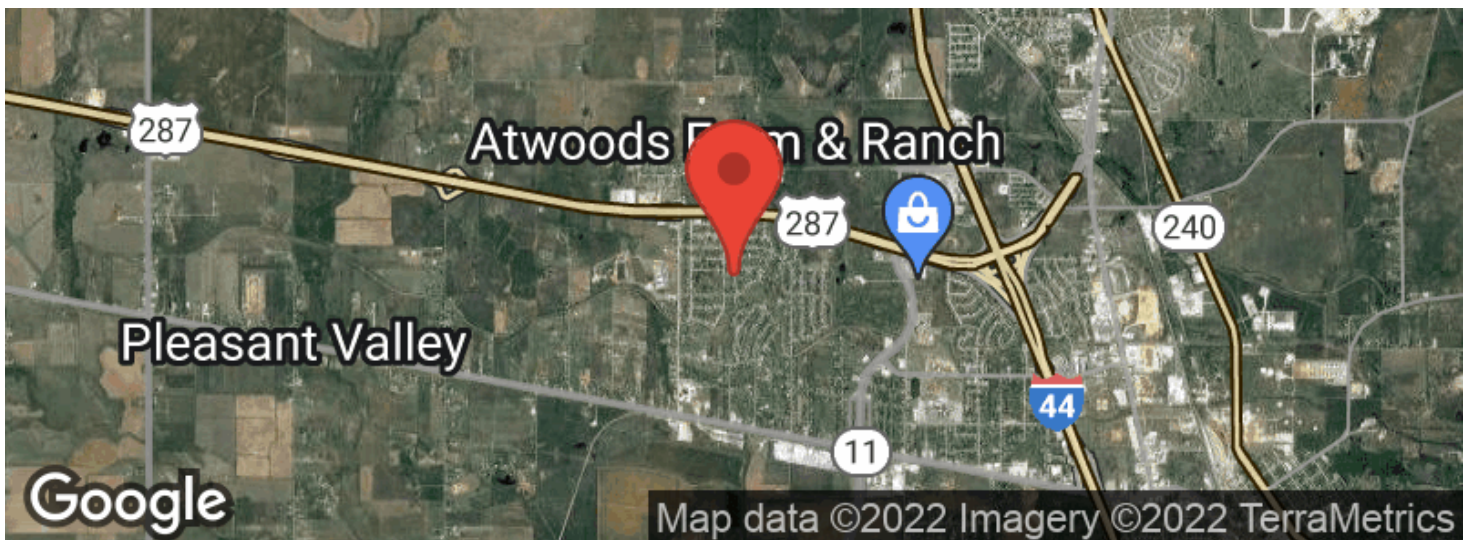
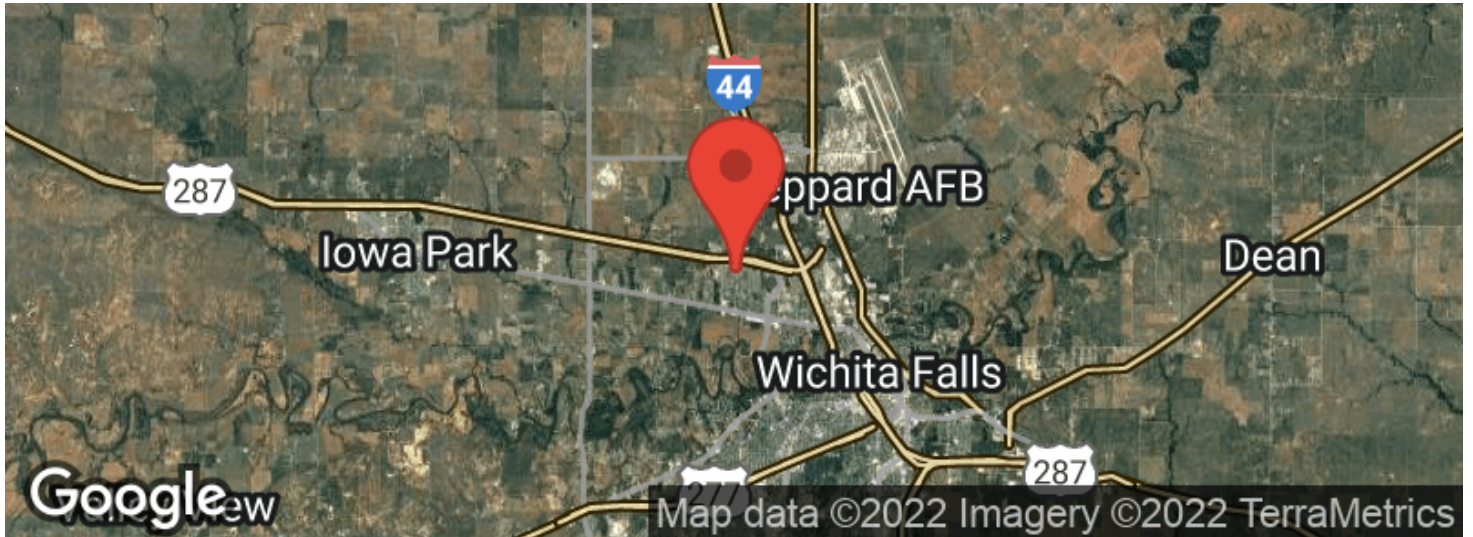
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## Aerial Maps



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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](mailto:mmclemore@mossyoakproperties.com)

**Address**

111 S Center St

**City / State / Zip**

Archer City, TX 76351

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**NOTES**

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## **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.



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**Mossy Oak Properties of Texas**  
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