

Co Rd M 39 acres
Wheeler, TX, 79096
Wheeler, TX 79096

\$81,900
39± Acres
Wheeler County



Co Rd M 39 acres
Wheeler, TX / Wheeler County

SUMMARY

Address

Wheeler, TX, 79096

City, State Zip

Wheeler, TX 79096

County

Wheeler County

Type

Farms, Ranches, Undeveloped Land, Lot, Business Opportunity

Latitude / Longitude

35.431595 / -100.256987

Acreage

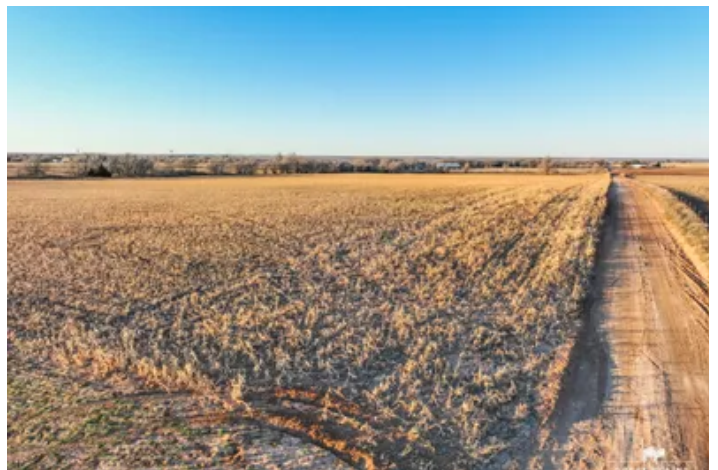
39

Price

\$81,900

Property Website

<https://greatplainslandcompany.com/detail/co-rd-m-39-acres-wheeler-texas/70565/>



Co Rd M 39 acres
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PROPERTY DESCRIPTION

This property consists of 39± acres of dryland farming with wildlife, or a developmental opportunity. Acreage is conveniently located just outside Wheeler city limits with county road access along both the east and south borders. The land has consistent history of producing sorghum and cotton. The soil primarily consist of Grainfield fine sandy loam with a higher than average NCCPI rating. With mature trees lining the northern boundary, and expanding into the center of the property, this creates a balanced landscape for wildlife such as whitetail deer in the area. Electricity at/near the property allows for tie in.

Property is located 3/4 of a mile east of Hwy 83 on County Rd M.

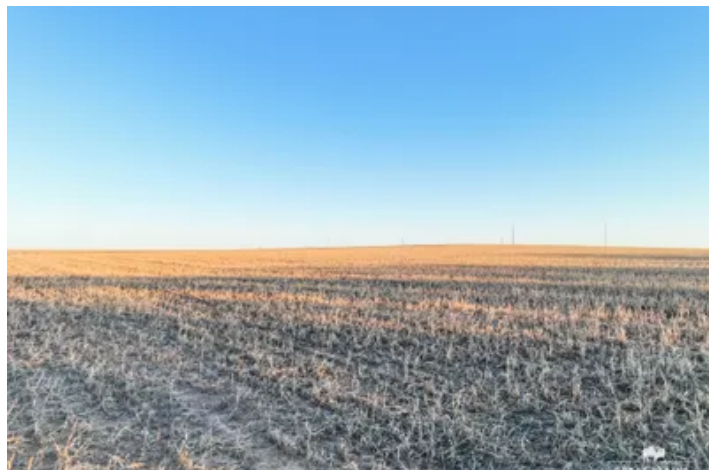
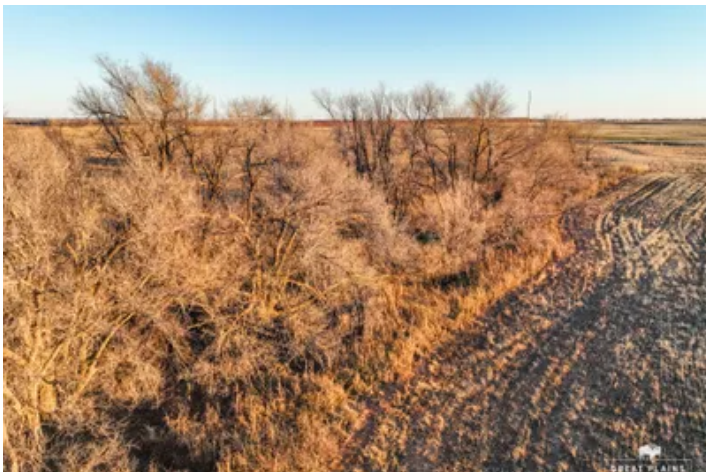
- < 1 Mile from Wheeler, Texas
- 90 miles from Amarillo, Texas
- 160 miles from Oklahoma City, OK

Waypoint on interactive map below can be clicked on for a 3D panoramic view of the property.

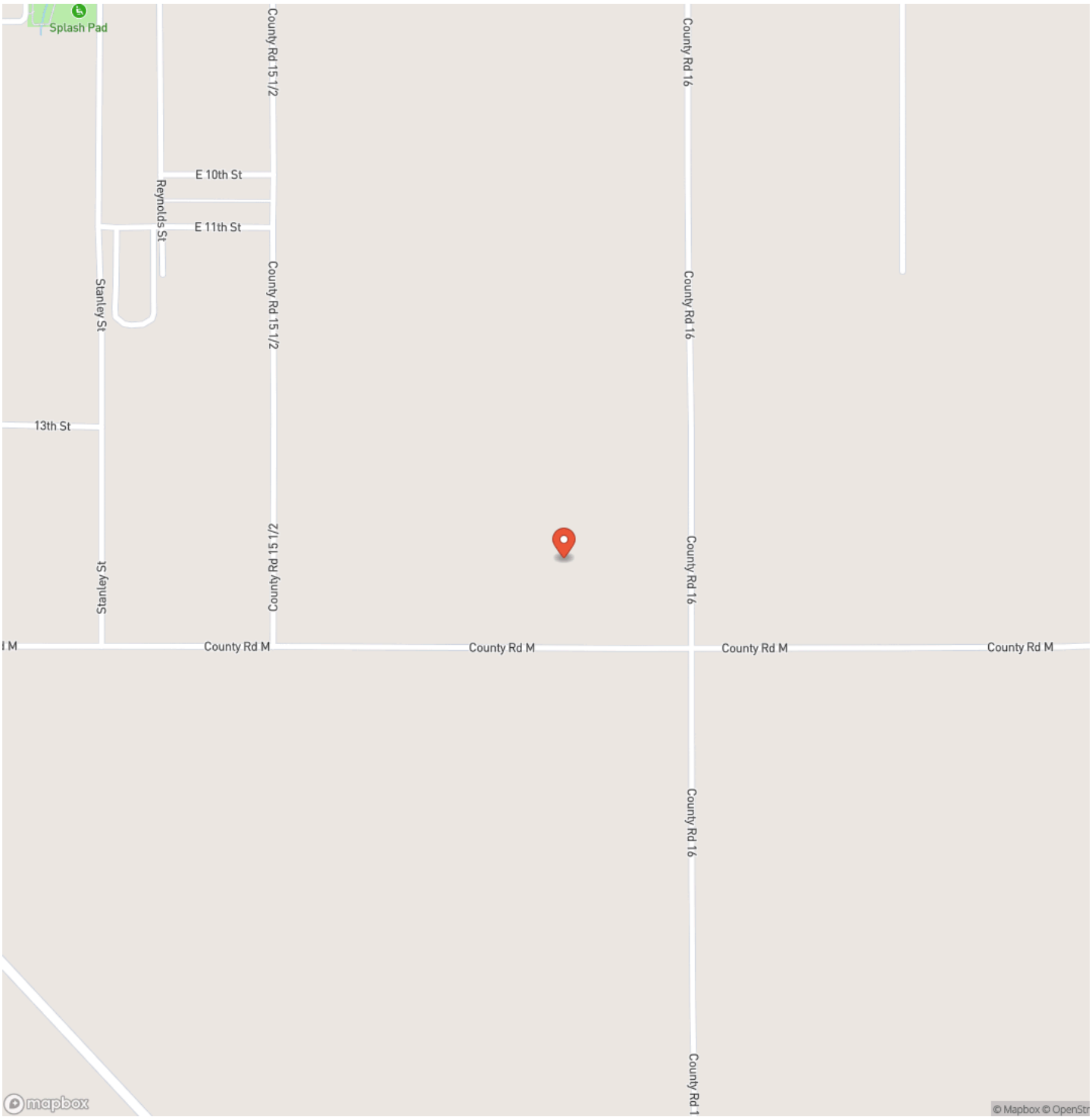
Minerals rights do not convey.



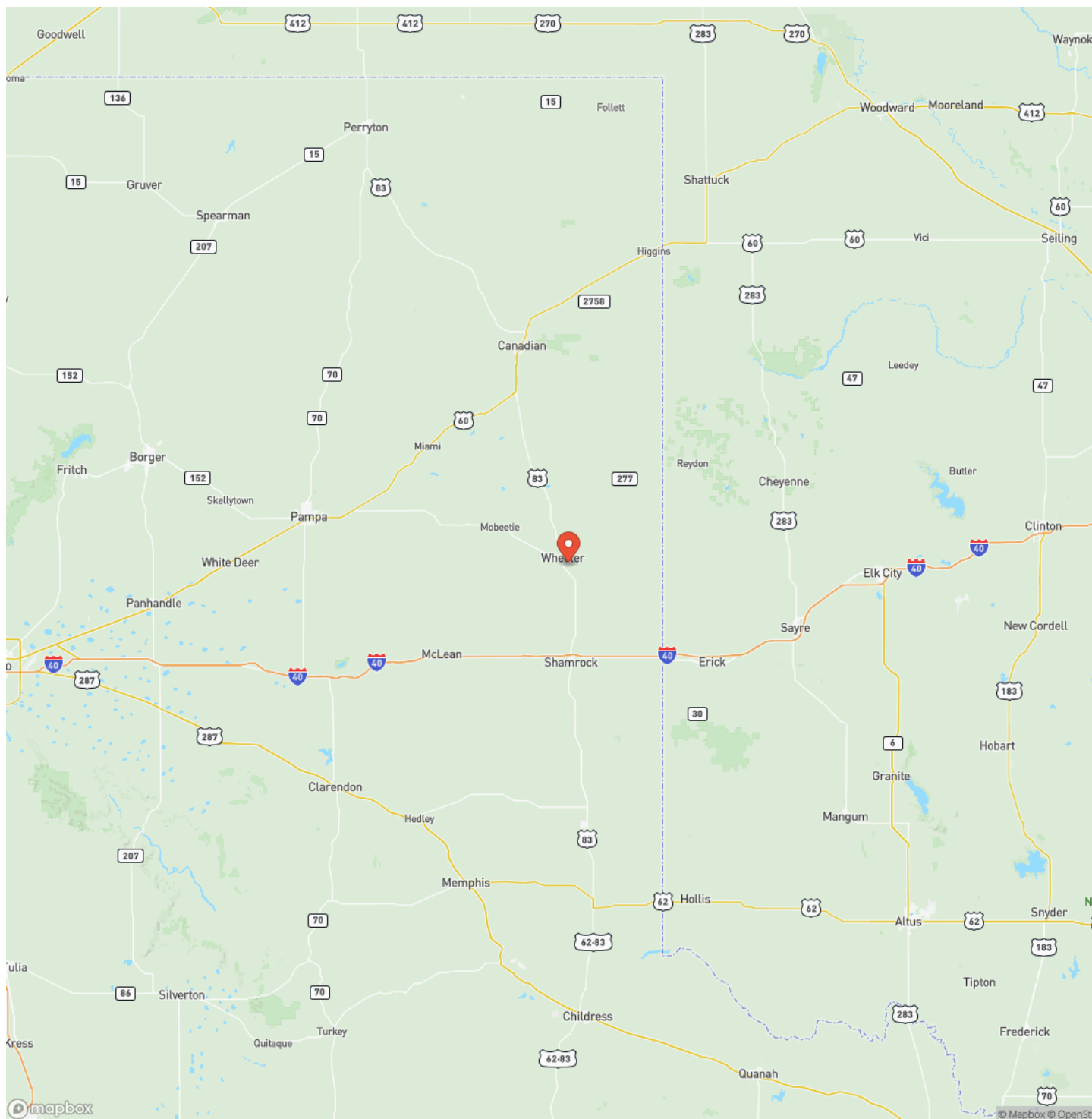
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Locator Map



Locator Map



Satellite Map



Co Rd M 39 acres
Wheeler, TX / Wheeler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Biggers

Mobile

(806) 584-3812

Email

shane@greatplains.land

Address

2919 S Georgia St

City / State / Zip

Amarillo, TX 79109

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal 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.



MORE INFO ONLINE:
greatplainslandcompany.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.

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