

Wheeler County 320
I-40 and Daberry Rd
Shamrock, TX 79079

\$634,200
302± Acres
Wheeler County



Wheeler County 320
Shamrock, TX / Wheeler County

SUMMARY

Address

I-40 and Daberry Rd

City, State Zip

Shamrock, TX 79079

County

Wheeler County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.23409 / -100.1703

Acreage

302

Price

\$634,200

Property Website

<https://greatplainslandcompany.com/detail/wheeler-county-320-wheeler-texas/58715/>



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PROPERTY DESCRIPTION

Beautiful 302 acres with I-40 frontage access along the south border and paved Co Rd 2168 along the eastern border, this property offers abundant native grass and blue stem along with plenty of shade cover for livestock. Approximately 20-30 acres of cultivated area offers opportunity for dryland crop or hunting food plot. 5 strand t-post perimeter fencing with a cross fence to divide into 1/4 and 3/4 of property. The property offers the opportunity of commercial investment along I-40 or maintain as a cattle or hunting ranch. Water supply on the property via municipal water supply so no worries about well maintenance or upkeep. City of Shamrock states there is an 8" water line traversing the property.

Additionally, this property offers prime hunting with deer, turkey, dove quail and wild hogs. Plum thickets and grass offer excellent quail habitat. This property lies 2 miles east of Shamrock or 93 miles east of Amarillo, TX for convenient food, stay and groceries for the hunters.

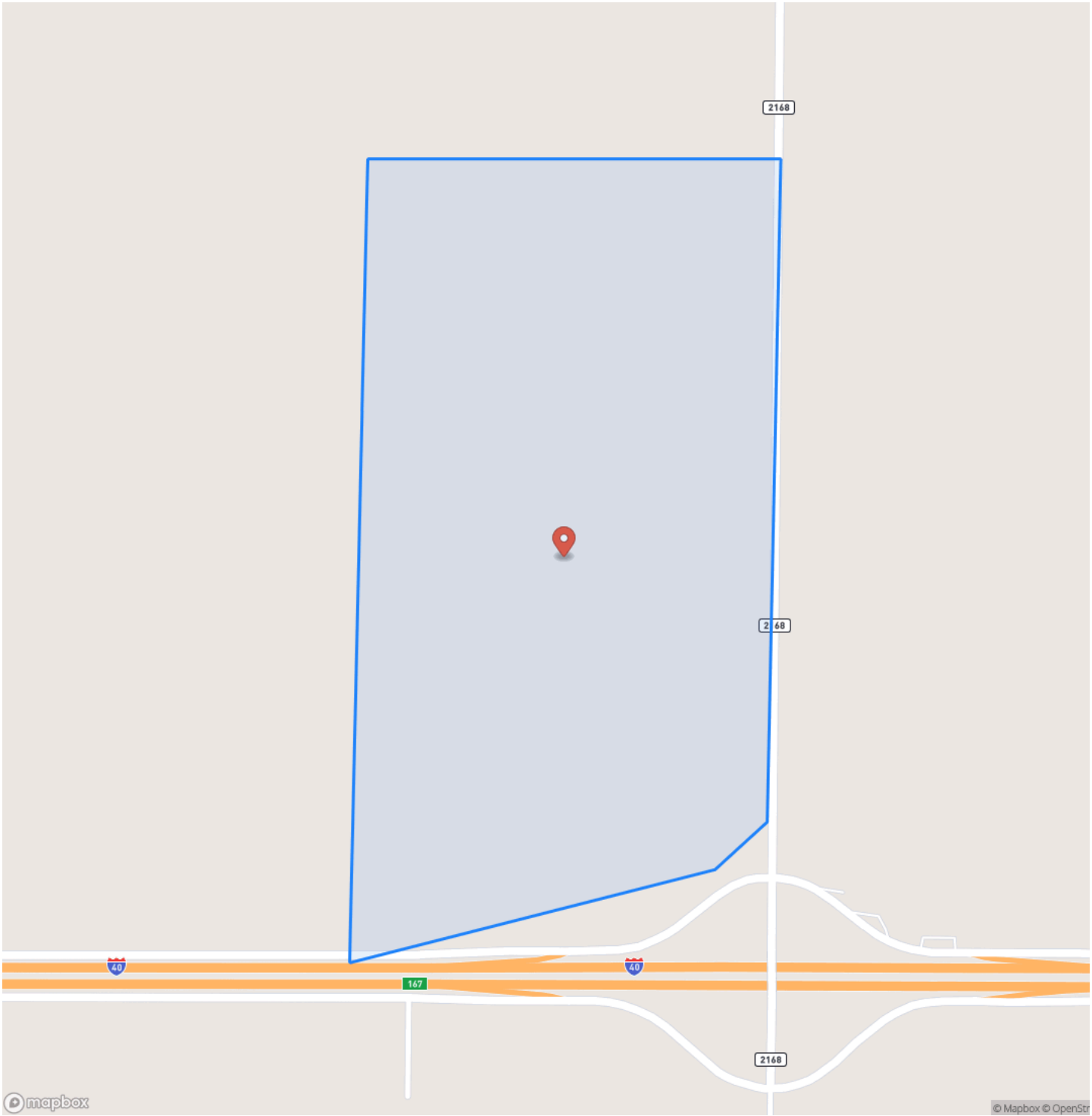
This property is prime for investment. Come take a look at this property in the eastern Texas Panhandle. For more information or to schedule as showing contact Shane Biggers with Great Plains Land Co. 360 degree viewing of the property available by clicking on photo waypoints within the map below.

Mineral rights do not convey.

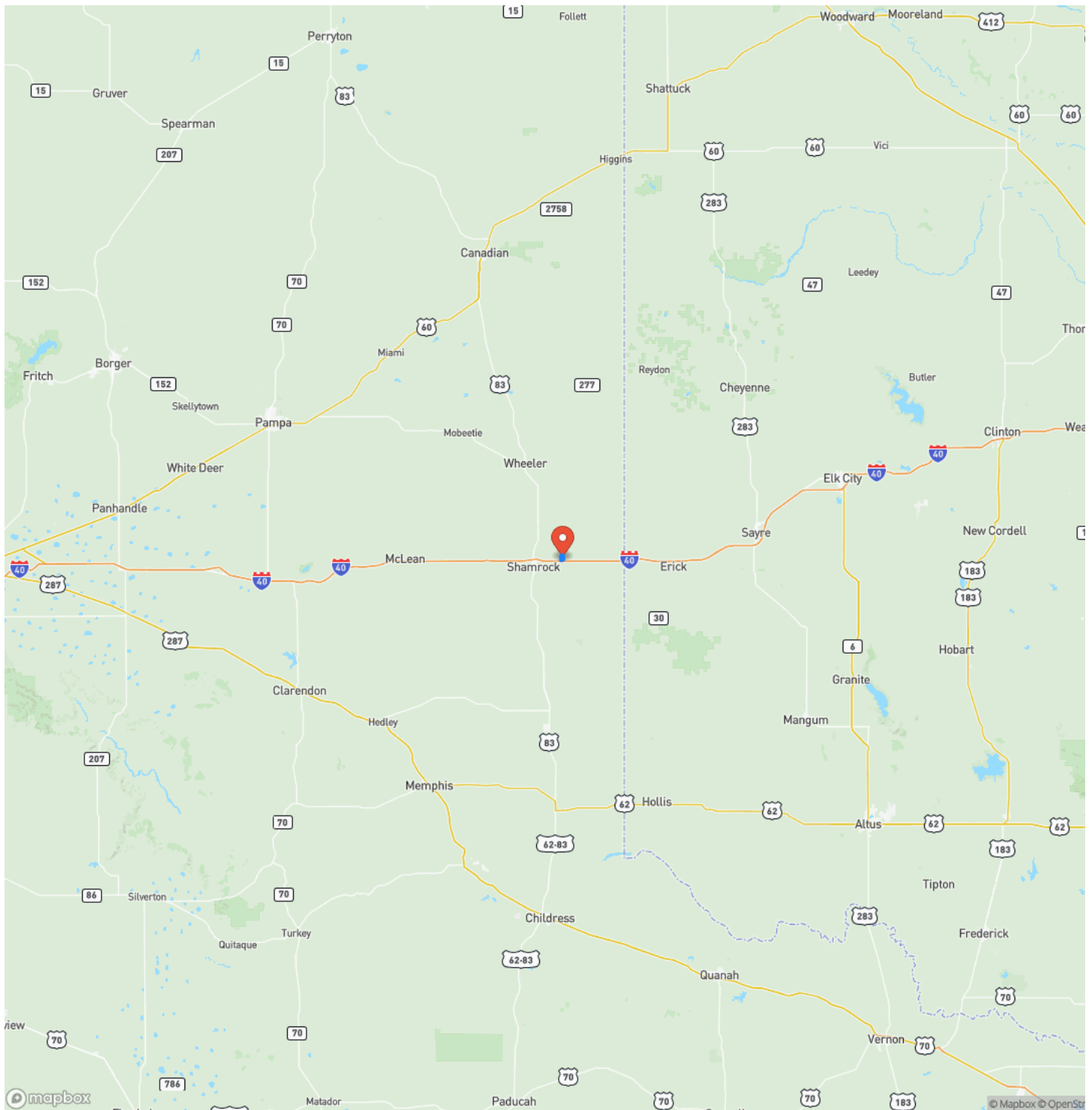




Locator Map



Locator Map



Satellite Map



Wheeler County 320
Shamrock, TX / Wheeler County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

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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