

Petrolia Edge Multi-Use Tract
Groves Rd
Petrolia, TX 76377

\$399,000
77.72± Acres
Clay County



Petrolia Edge Multi-Use Tract
Petrolia, TX / Clay County

SUMMARY

Address

Groves Rd

City, State Zip

Petrolia, TX 76377

County

Clay County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land,
Business Opportunity

Latitude / Longitude

34.012754 / -98.244422

Acreage

77.72

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/petrolia-edge-multi-use-tract/clay/texas/103822/>



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PROPERTY DESCRIPTION

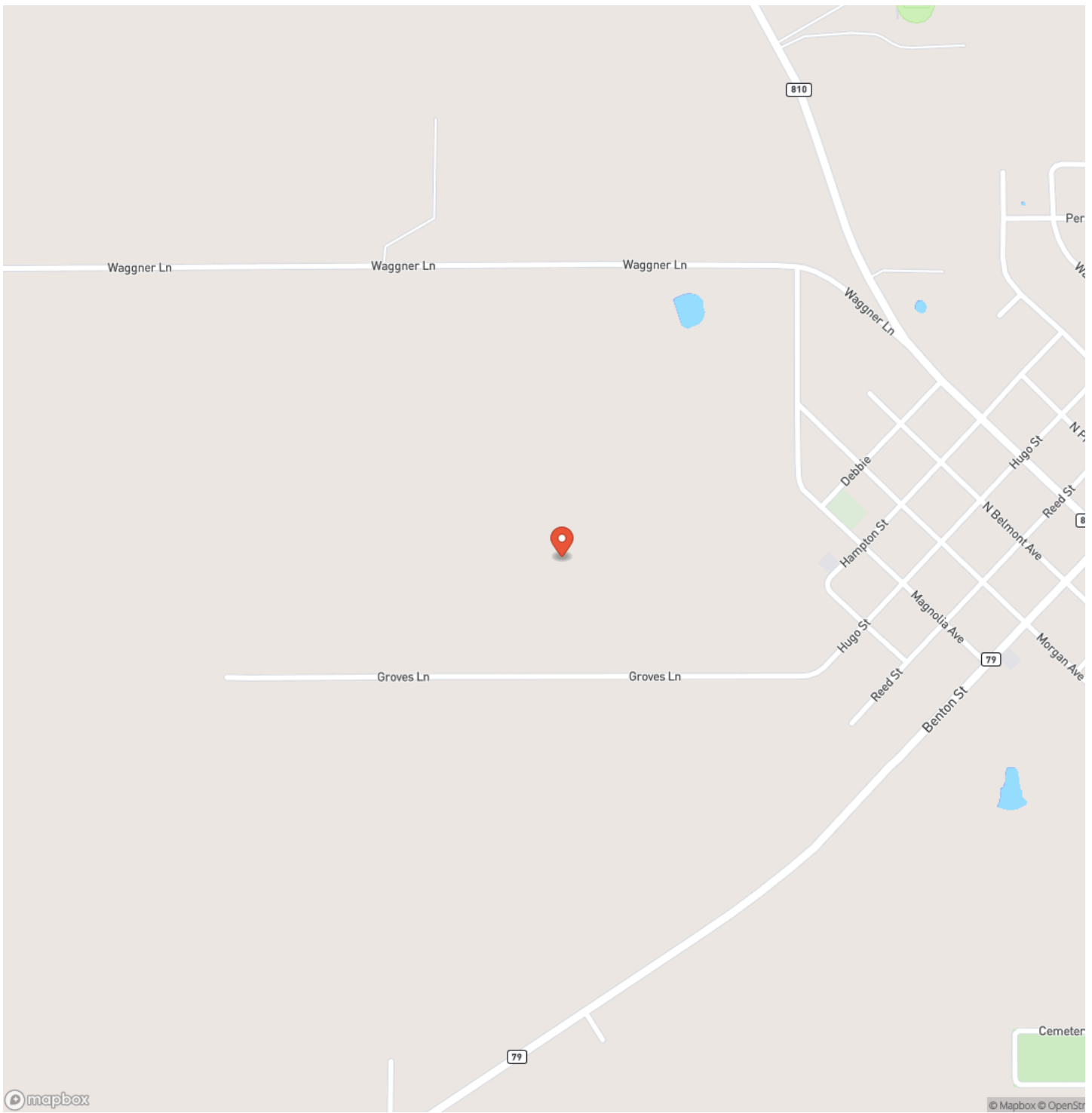
Take a look at this exceptional 77.72 +/- acre property in Clay County, Texas, offering a versatile blend of recreational appeal, agricultural usability, and long-term investment potential. Positioned just outside Petrolia, this tract features approximately 3,000 +/- feet of road frontage along Grove Lane, providing excellent access and future flexibility. The property is backed by a recent survey and benefits from a city water meter already in place at the southeast corner, with electricity available nearby, making it ready for your vision, whether that's building a country home or establishing a weekend retreat. Given the location and the layout of the property, it sets up perfectly for the potential to be subdivided and developed. A spring-fed pond sits in the northwest corner, providing a reliable water source for wildlife and livestock use. The property is Ag exempt, making it a cost-effective option for those looking to run a small cattle operation or maintain agricultural use. For the outdoorsman, this tract delivers excellent hunting opportunities with healthy populations of deer, turkey, dove, and varmints. The layout and water sources create an ideal habitat, making this a turn-key recreational property! This property is located just 1 +/- mile outside Petrolia, 23 +/- minutes from Wichita Falls, and 1 hour and 49 +/- minutes from DFW. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [\(817\) 913-5323](tel:8179135323).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

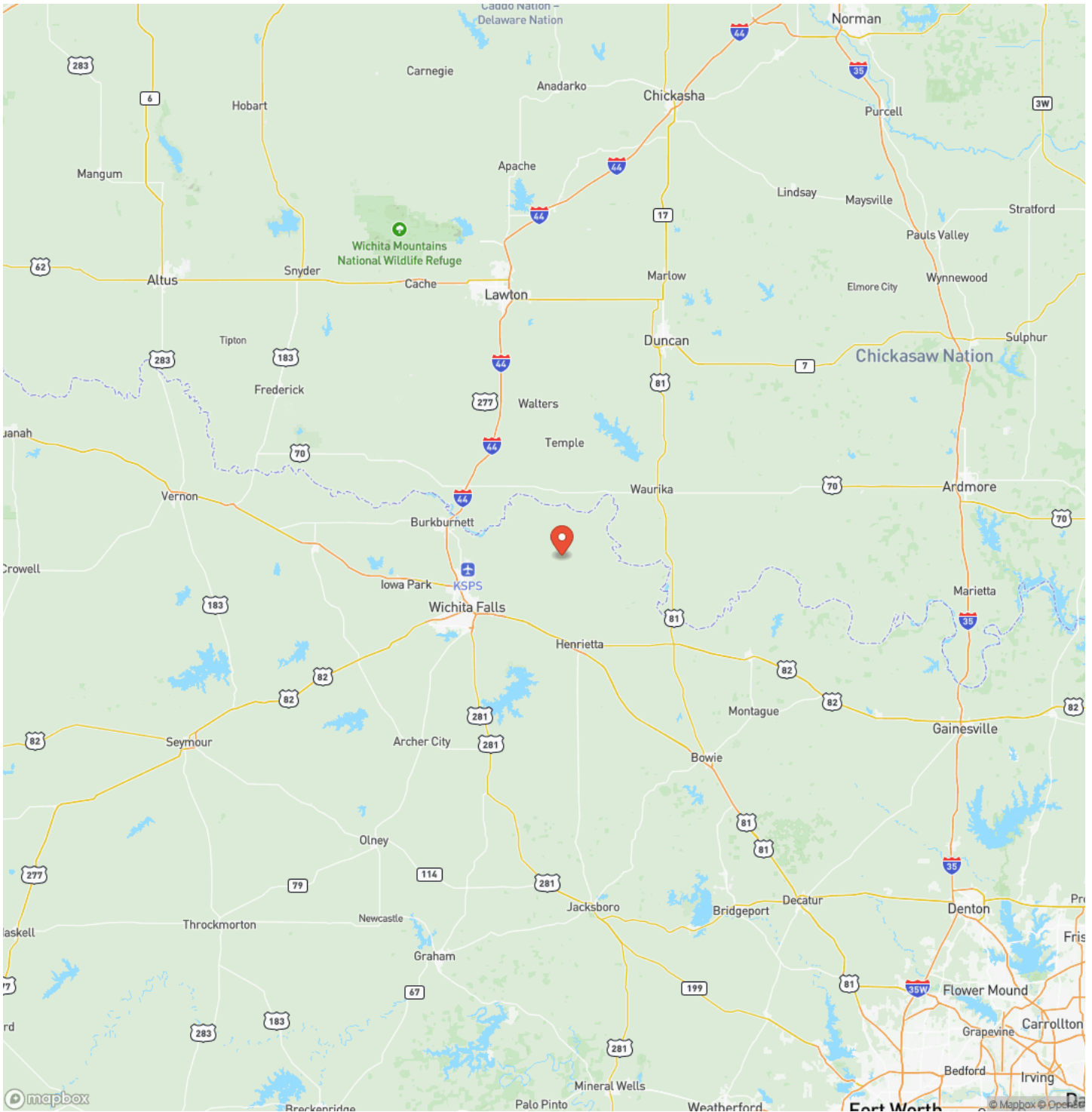
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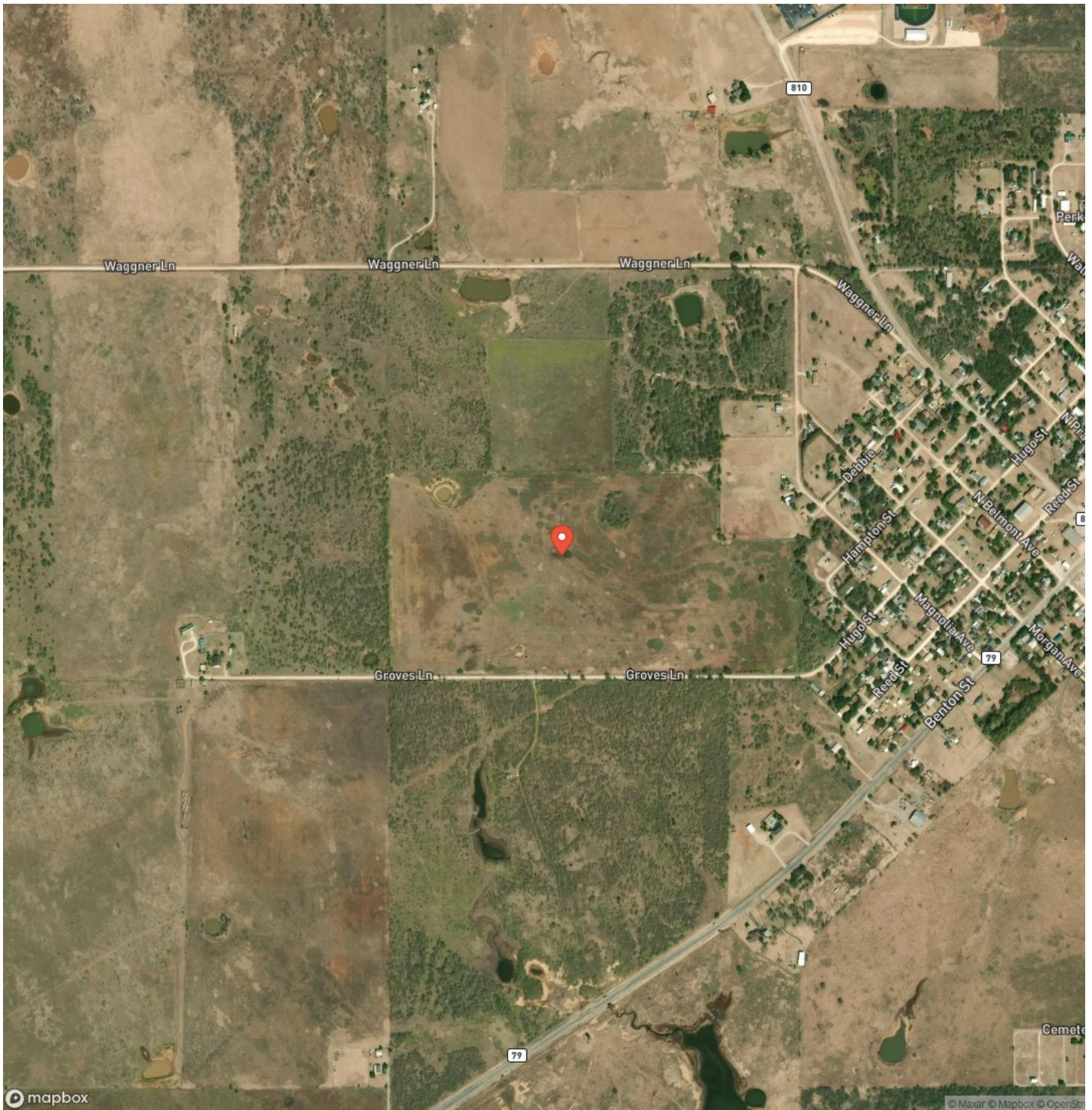
Locator Map



Locator Map



Satellite Map



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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