

RS# 47942 - 22.28 ac TBD Coleman Rd, Scotland TX
TBD Coleman Rd
Scotland, TX 76379

\$227,256
22.220± Acres
Archer County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 47942 - 22.28 ac TBD Coleman Rd, Scotland TX
Scotland, TX / Archer County

SUMMARY

Address

TBD Coleman Rd

City, State Zip

Scotland, TX 76379

County

Archer County

Type

Ranches

Latitude / Longitude

33.698528 / -98.476431

Acreage

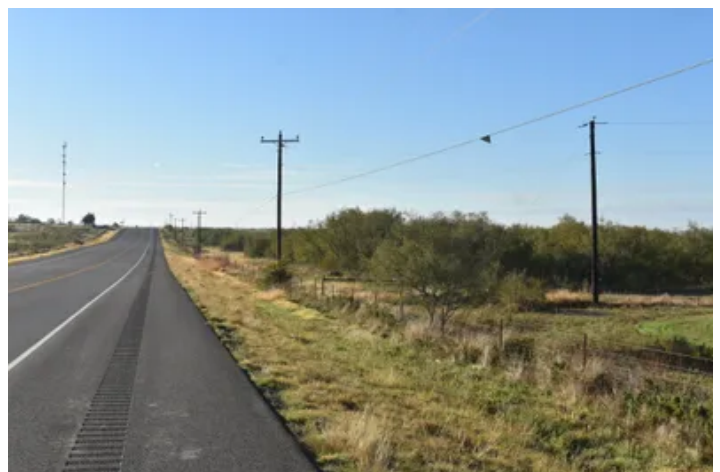
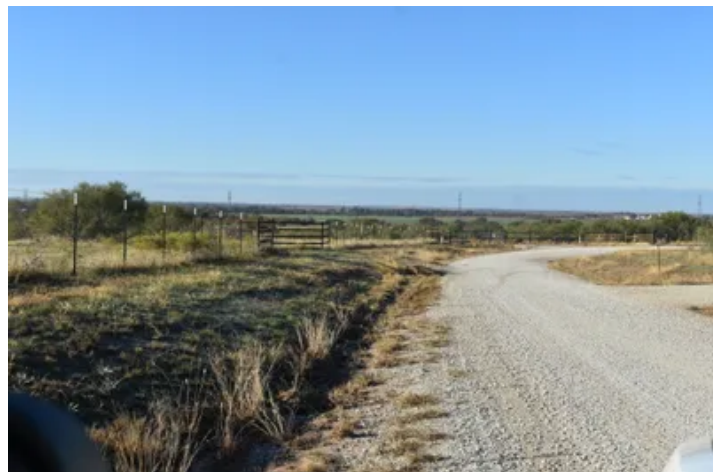
22.220

Price

\$227,256

Property Website

<https://moreoftexas.com/detail/rs-47942-22-28-ac-tbd-coleman-rd-scotland-tx-archer-texas/47942/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Richard Schreiber at [940-733-0316](tel:940-733-0316) at the McLemore Realty Group office or call [844-944-7748](tel:844-944-7748) and dial 701.

Located in the Archer City ISD, this 22 ac property has frontage on both Coleman Road and Hwy 281 north of Scotland, TX. A nice pond is located on the southeast corner and is perfect for wildlife and livestock. Easy access to points both north and south. Downtown Wichita Falls is just 15 minutes away!

LOCATION: TBD Coleman Rd, Scotland TX GPS: 33.698528,-98.476431

WATER: pond

UTILITIES: rural water and electricity available at road

WILDLIFE: whitetail deer, hogs, small game

MINERALS: none

VEGETATION: native grass and mesquite

TERRAIN: gently rolling

SOILS: sandy loam

TAXES: AG exempt

IMPROVEMENTS: none

CURRENT USE: ranching and recreational

POTENTIAL USE: ranching, recreational and residential

DEED RESTRICTIONS: yes

FENCING: barbed wire

ACCESS: frontage on Coleman Rd and on Hwy 281

EASEMENTS: none

LEASES: none

SHOWINGS: Call Richard Schreiber [940-733-0316](tel:940-733-0316) for more information and to schedule a 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



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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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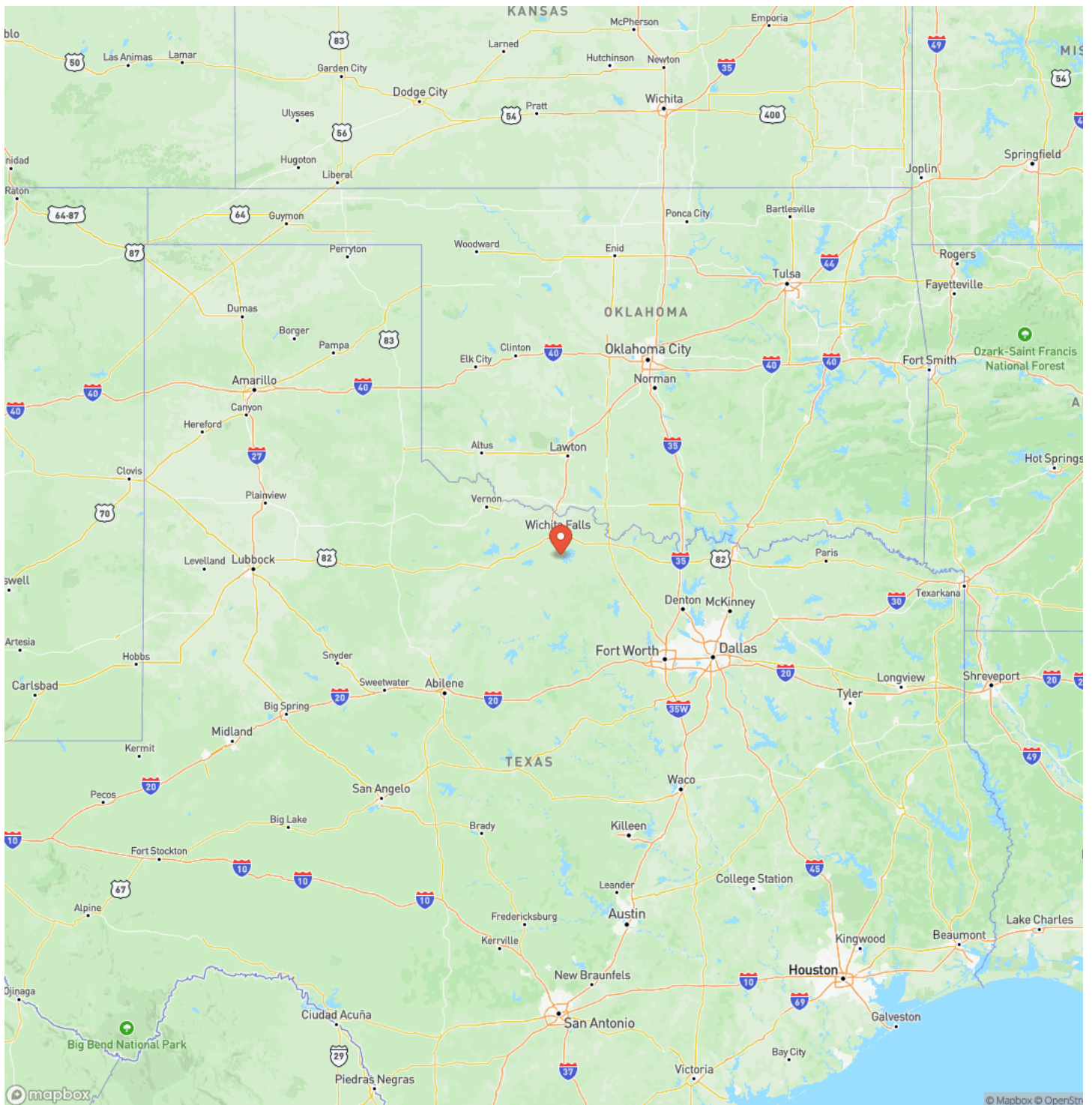
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Locator Map



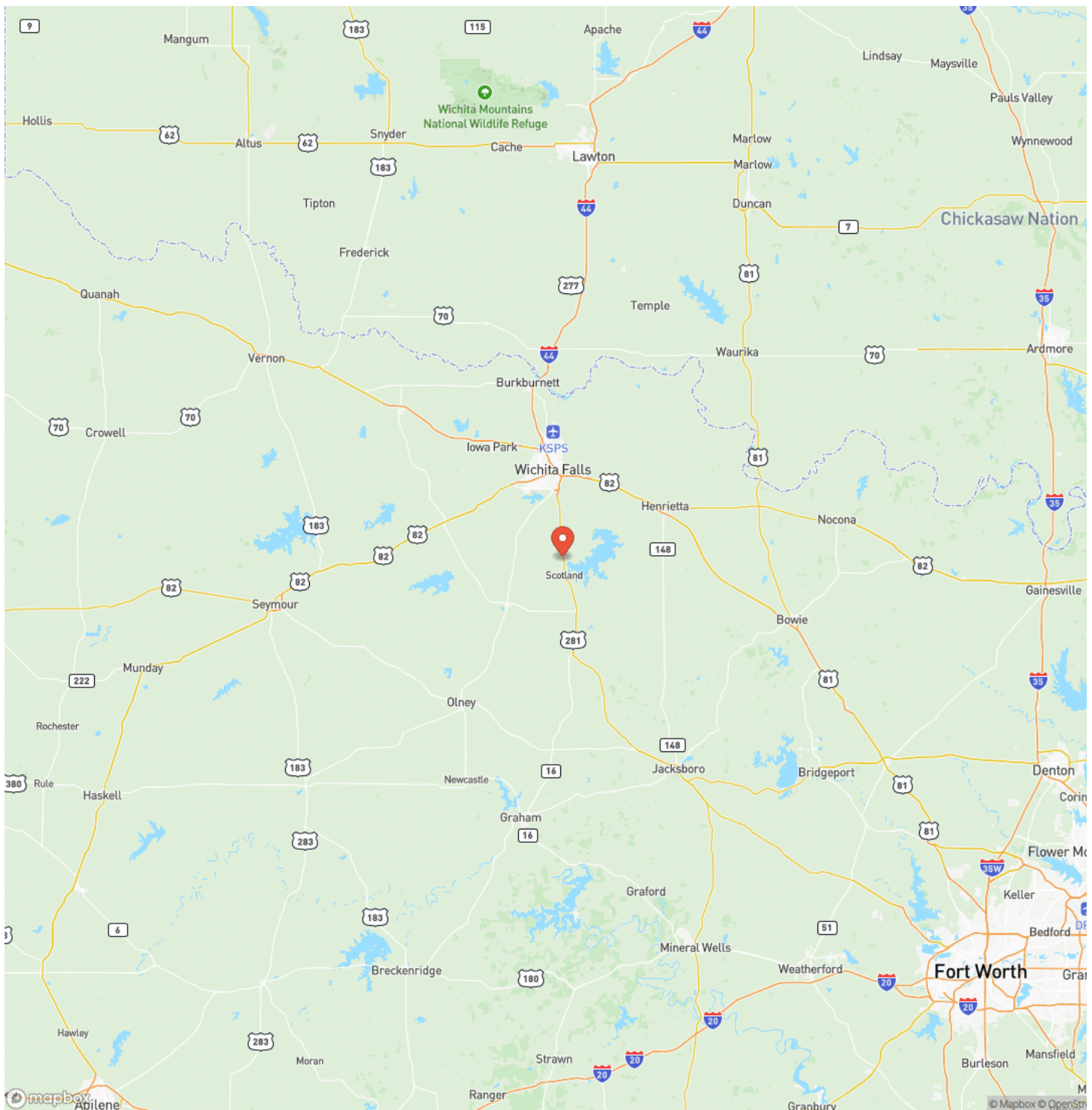
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Locator Map



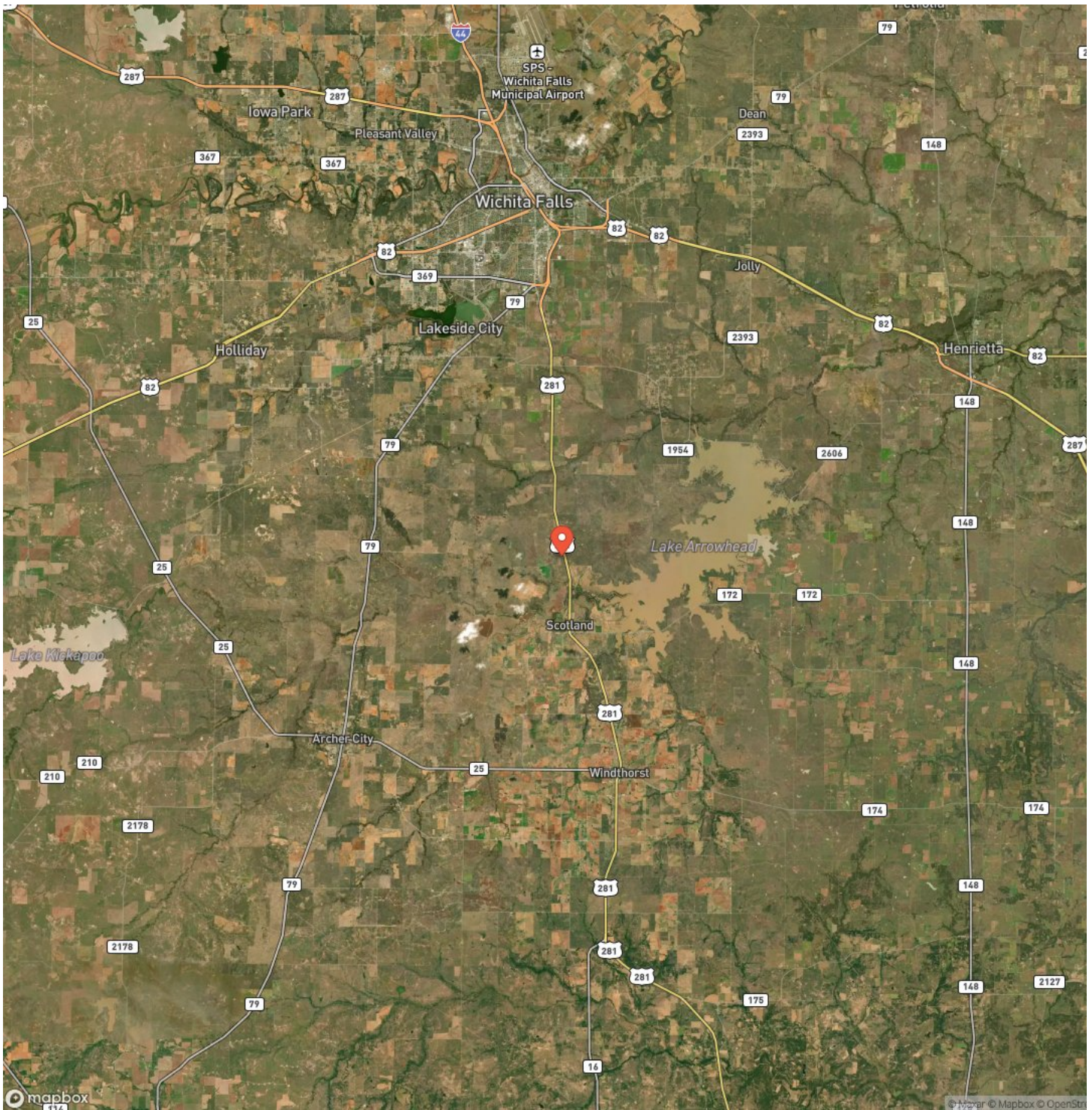
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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Address

111 S Center St

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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