

**244 +/- ac in Archer County TX perfect for
grazing or developing**
TBD Huff Rd
Wichita Falls, TX 76310

\$875,000
244 +/- acres
Archer County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

244 +/- ac in Archer County TX perfect for grazing or developing Wichita Falls, TX / Archer County

SUMMARY

Address

TBD Huff Rd

City, State Zip

Wichita Falls, TX 76310

County

Archer County

Type

Hunting Land, Ranches, Residential Property

Latitude / Longitude

33.765 / -98.5573

Acreage

244

Price

\$875,000

Property Website

<https://moreoftexas.com/detail/244-ac-in-archer-county-tx-perfect-for-grazing-or-developing-archer-texas/24085/>



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PROPERTY DESCRIPTION

Conveniently located in the Archer City School District and just minutes from Wichita Falls, this 244 ac property is not only ready for your grazing and cultivation needs, but could also be a residential development prospect. Approx 3/4 mile of road frontage, 4 great ponds and a nice set of holding pens.

LOCATION: TBD Huff Rd,.. GPS 33.765, -98.5573

WATER: 4 watershed ponds, a seasonal creek and rural water

UTILITIES: none on the property, but access to water and electric

WILDLIFE: whitetail deer, hogs, dove

MINERALS: NO minerals will convey

VEGETATION: native grasses

TERRAIN: Mostly level with an overall elevation change of approx 25 from north to south

SOILS: sandy loam

IMPROVEMENTS: holding pens and a loafing shed

CURRENT USE: farm, ranch, recreational

POTENTIAL USE: farm, ranch, recreational, residential, development

FENCING: good condition, barbed wire

ACCESS: 3/4 miles of road frontage

EASEMENTS: none

LEASES: none

SHOWINGS: Contact Richard Schreiber for showing information

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



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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



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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:

Representative

Richard Schreiber

Mobile

(940) 733-0316

Email

rschreiber@mossyoakproperties.com

Address

111 S Center P O Box 1457

City / State / Zip

Archer City, TX 76351



NOTES



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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.



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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
4000 W University Dr
Denton, TX 76207
(833) 466-7389
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