

**295 ac on W Ferguson Rd, Holliday TX
76366**
TBD W Ferguson Rd
Holliday, TX 76366

\$441,750
294.500 +/- acres
Archer County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

295 ac on W Ferguson Rd, Holliday TX 76366
Holliday, TX / Archer County

SUMMARY

Address

TBD W Ferguson Rd

City, State Zip

Holliday, TX 76366

County

Archer County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

33.8319 / -98.8083

Acreage

294.500

Price

\$441,750

Property Website

<https://moreoftexas.com/detail/295-ac-on-w-ferguson-rd-holliday-tx-76366-archer-texas/10402/>



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PROPERTY DESCRIPTION

Located in Archer County near Holliday, TX 76366, this 294.5 ac property is easily accessible to Hwy 25 and Hwy 277/82, as well as having good CR frontage and connecting you to Wichita Falls, Abilene, Iowa Park and beyond. Approx 75 acres of cultivation and access to the irrigation canal add appeal. Scattered mesquites, native grasses and some salt scald make up the rest. Three ponds (the largest is over 2 acres) and seasonal creeks dot the landscape. A set of holding pens is along the northern fence line and a metal barn rests close to the front. Electric and Co-op water are available.

LOCATION: W. Ferguson Rd, Holliday TX 76366, Archer County

GPS: 33.8319, -98.8083

ACRES: 294.5

PRICE: \$1,500 per acre / \$441,750.00

WATER: 3 surface ponds, a seasonal creek and access to the irrigation canal

CLIMATE: Summer avg = 75-98 deg. Winter avg = 34-63 deg; Rainfall avg = 31"/yr; Snowfall avg = 2"/yr

UTILITIES: electricity and rural water

WILDLIFE: Whitetail deer, turkey, hogs, quail, dove, etc.

MINERALS: none and no active production

VEGETATION: mesquite and native grasses

TERRAIN: mostly level

SOILS: Kamay silt loam, Tillman clay loam

TAXES: Ag exempt

IMPROVEMENTS: metal barn, holding pens

CURRENT USE: mixed use grazing, cultivation and recreational



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POTENTIAL USE: mixed use grazing, cultivation, recreational and residential

NEIGHBORS:

FENCING: good - 5 strand

ACCESS: entry off W Ferguson Rd

EASEMENTS: pipeline in southeast corner, irrigation canal in front southwest corner

LEASES: none

SHOWINGS: contact listing agent Matt McLemore 940-781-8475

ADDITIONAL: squeeze chute does NOT stay

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.

Disclaimer: 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 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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Locator Maps



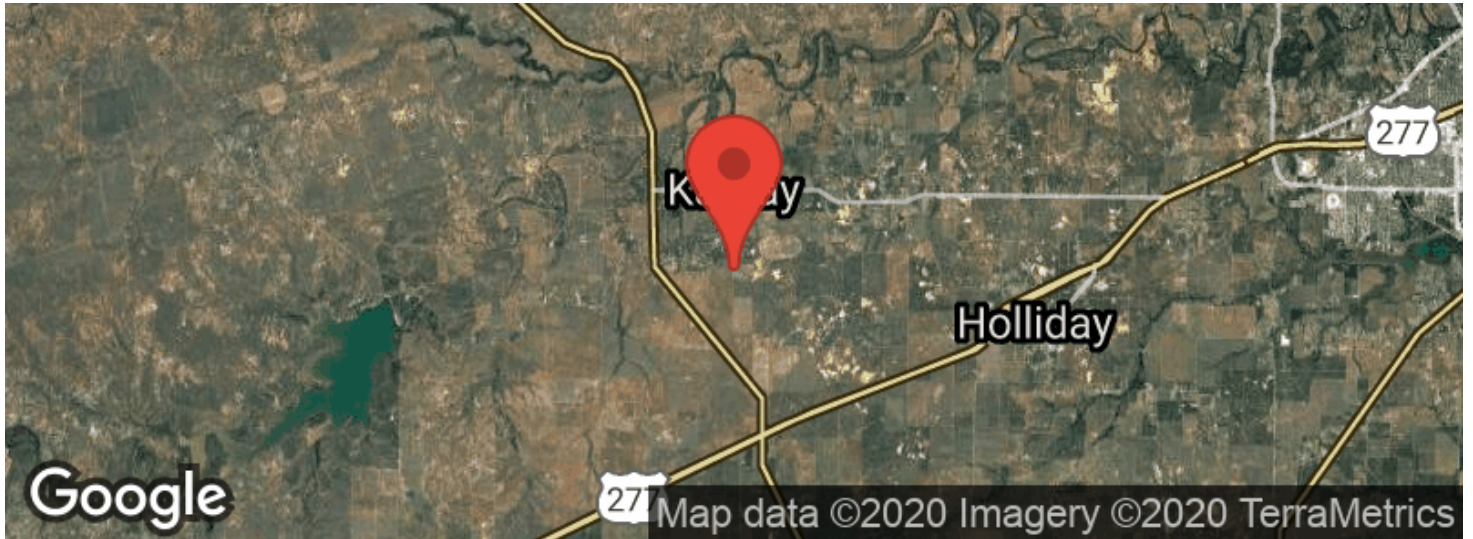
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Mclemore

Mobile

(940) 781-8475

Email

mmclemore@mossyoakproperties.com

Address

111

City / State / Zip

Archer City, TX, 76351

NOTES

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