

4600 +/- ac waterfront Ranch in Archer County TX
FM 422
Archer City, TX 76351

\$12,947,200
4,625± Acres
Archer County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

4600 +/- ac waterfront Ranch in Archer County TX
Archer City, TX / Archer County

SUMMARY

Address

FM 422

City, State Zip

Archer City, TX 76351

County

Archer County

Type

Ranches

Latitude / Longitude

33.5734 / -98.8914

Acreage

4,625

Price

\$12,947,200

Property Website

<https://moreoftexas.com/detail/4600-ac-waterfront-ranch-in-archer-county-tx-archer-texas/19559/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Matt McLemore at [9 40-781-8475](tel:409-781-8475) at the Headquarters office or call [844-944-7748](tel:844-944-7748) and dial 701.

Nestled against Lake Kickapoo, Briar Creek Ranch is a true hunters and cattleman's paradise. Located in western Archer County Texas on Hwy 422 this 4,625 acre contiguous ranch provides a once in a lifetime opportunity to own a premiere hunting and cattle ranch. This ranch has it all rolling terrain, immense amount of water resources, superb fencing and pens, limited to almost no hunting, excellent grazing, hardwoods, loads of quality wildlife (trophy whitetail, turkey, hogs, waterfowl, etc) The nature of the ranch provides the hunters unique opportunities that other ranches do not provide. It has only been hunted a handful of times in the past 10 yrs, absolutely no pressure, exceptional whitetail genetics and the ability to take a true trophy. With 2.5 miles of Lake Kickapoo frontage (the lake actually comes into property in the back), and 6 miles of Briar Creek and numerous ponds and bottomland areas, waterfowl enthusiasts will be quite satisfied with duck and geese opportunities. The 2 Mega Lakes on the property are stocked with fish including largemouth and catfish. For the cattlemen the ranch has been well maintained and improved over the years with recent 6 wire fencing throughout much of the ranch. Briar Creek Ranch is parceled into 3 different pastures. The owner has been persistent in mesquite and weed spraying but spraying in controlled areas as to not affect the timber and wildlife habitat, providing the ranch with good native grasses as well as an approx. 100 acre field of tillable. There is an excellent set of pens with an approx. 100 acre main trap as well as 4 baby traps for gathering and working cattle. Our estimates that the ranch has a carrying capacity of 350 pairs. This property is rich in character, full of wildlife and is decorated with fascinating draws, elevation changes, an abundance of water. Come experience The Briar Creek Ranch!

LOCATION:

- Located in Archer County
- 45 miles from Wichita Falls
- 111 miles from Ft. Worth

WILDLIFE:

- World class trophy whitetail deer and turkey hunting.
- Exception Waterfowl
- Fishing
- Quail
- Hogs, Coyotes, Bobcats

WATER:

- 2.5 miles of Lake frontage
- 6 miles of Briar Creek
- 12 ponds
- 2 Mega Lakes
- Multiple draws and small feeder creeks

CLIMATE:

- Rainfall estimated at 26" per yr.

UTILITIES:

- Electricity located on neighboring ranch (for acceptable terms owner would be willing to bring to property)
- Rural Water Supply (for acceptable terms owner would be willing to bring to property)



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MINERALS:

- 5 wells
- 2 injection wells
- Production is old. Producers due an excellent job of maintaining roads and are not intrusive to the property.

VEGETATION:

- 100 acres of tillable
- Native Grass
- Loads of hardwoods including but not limited to oak, hackberry, elm etc
- Large Mesquite

TERRAIN:

- Flat to heavily rolling
- Several elevation changes throughout property

SOILS:

- Clay Loam and Sandy Loam

CURRENT USE:

- Cattle Ranch and private recreational ranch

POTENTIAL USE:

- Current Use
- Outfitter Ranch
- Corporate Entertainment
- High Fence

FENCING:

- Excellent 6 wire fence thorough most of the property
- 1 mile of recent 5 wire
- 3/4 mile of older 5 wire
- Cross Fencing is all recent 6 wire

ACCESS:

- Just less then 1 mile of Hwy 422 Black Top Frontage
- Interior roads are combination of gravel and dirt
- Multitude of interior roads allowing access to entire property
- All in good to excellent condition

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at ALL showings of the property to the prospective buyer in or to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.
- All Appointments MUST be made with Listing Agent: Matt McLemore [940-781-8475](tel:940-781-8475)

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participati fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.



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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 Buyer should be obtained through Buyer's own independent verification.

Disclaimer: Listing Agent may request financial ability to purchase property from buyer and/or buyer's agents prior to scheduling a showing.



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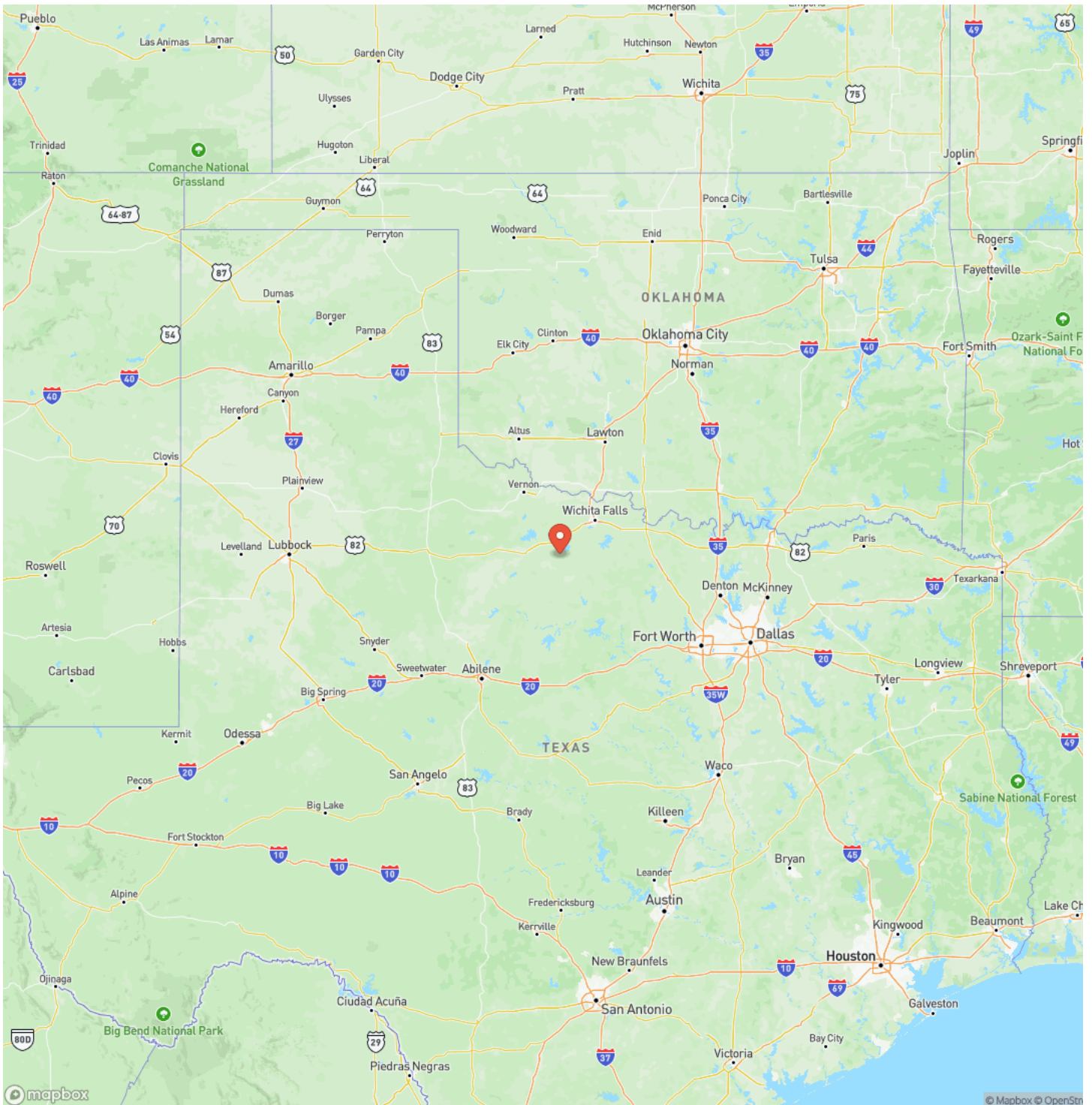
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Locator Map



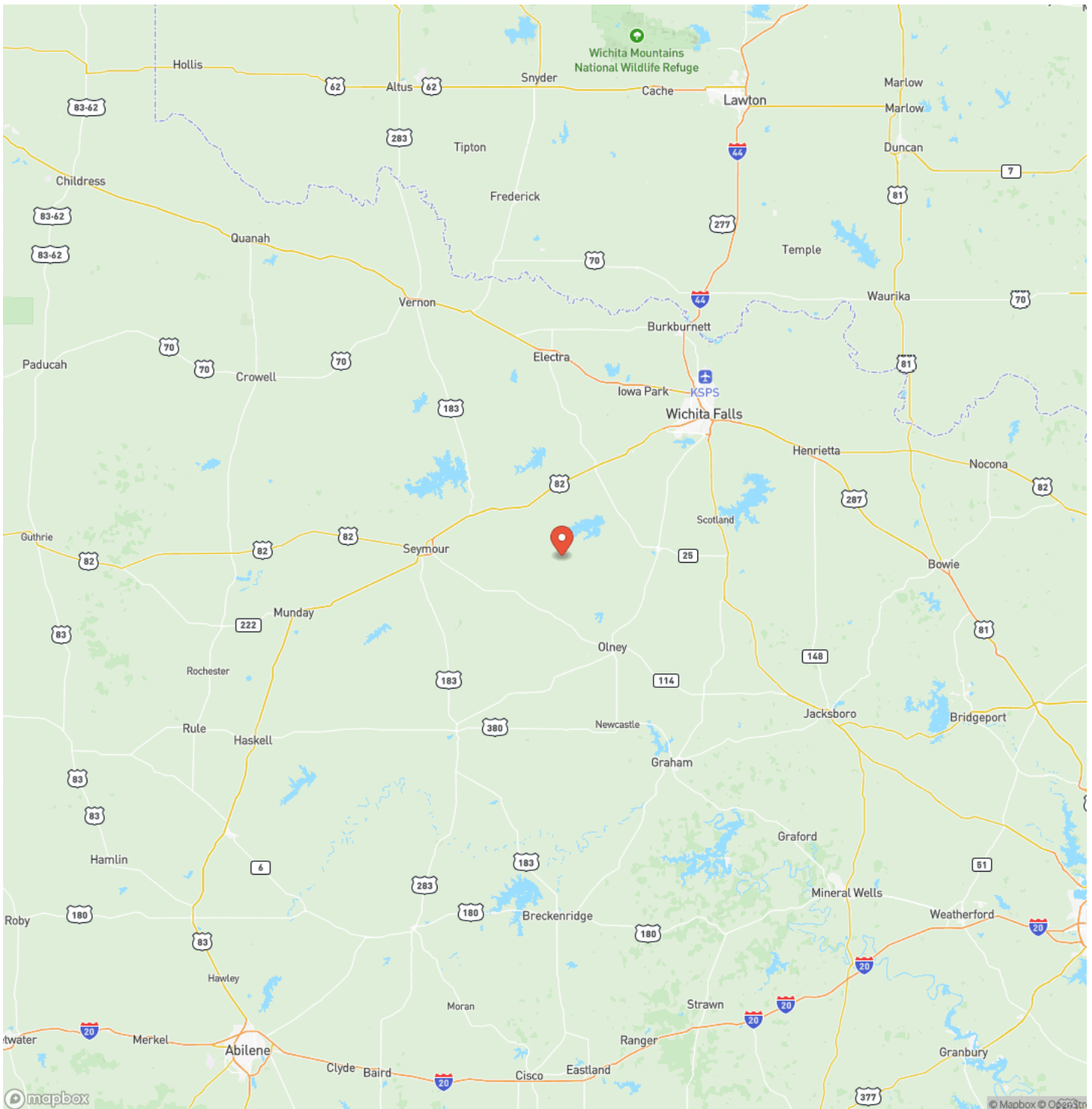
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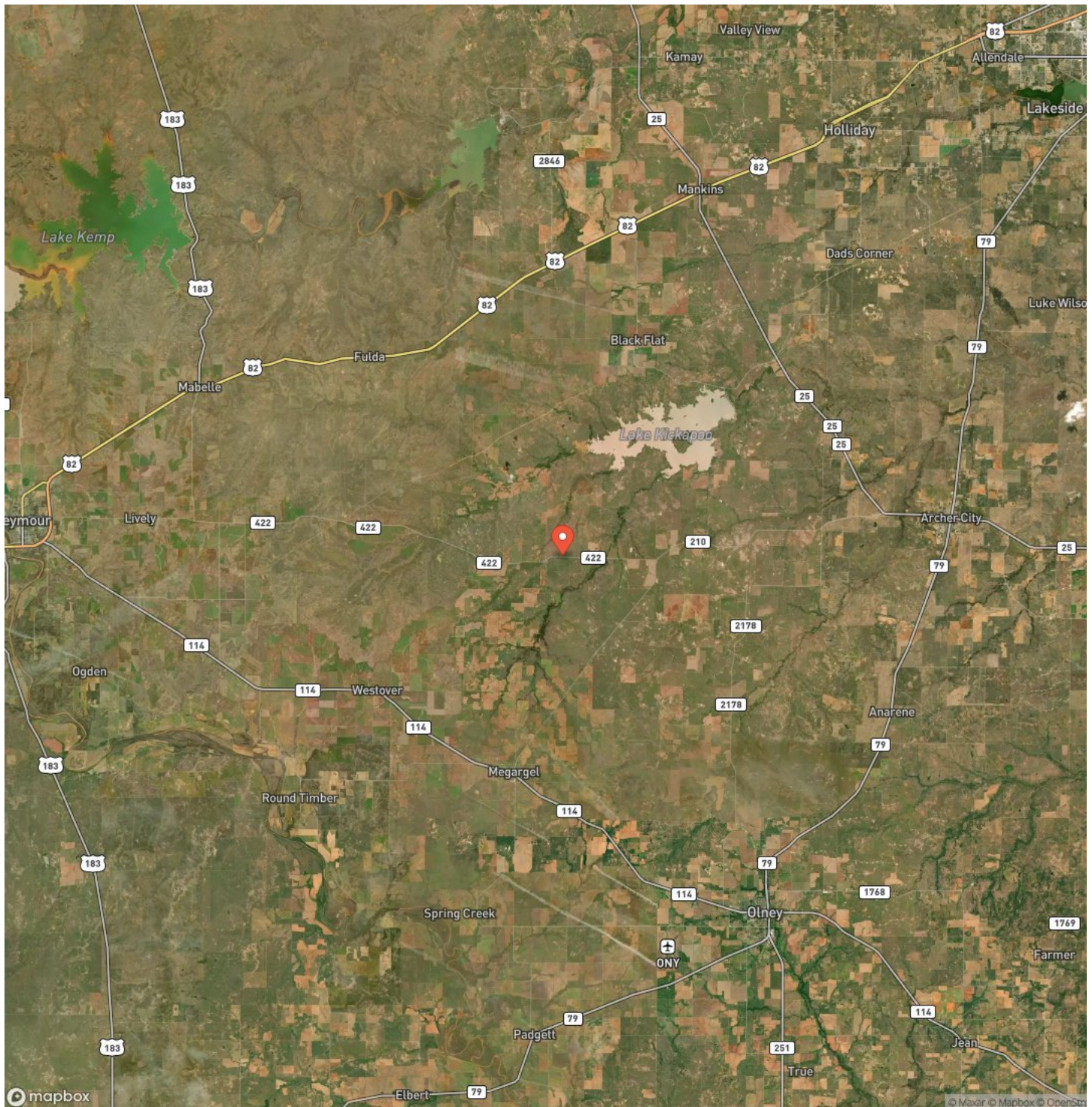
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

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This image shows a single 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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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 relation 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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