

**265 ac Barwise Rd Ranch - Grazing,
farming and recreational in Wichita
County, TX 76310**
TBD Barwise Rd
Wichita Falls, TX 76310

\$443,850
269.170 +/- acres
Wichita County



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Wichita Falls, TX / Wichita County

SUMMARY

Address

TBD Barwise Rd

City, State Zip

Wichita Falls, TX 76310

County

Wichita County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

34.0666 / -98.8036

Acreage

269.170

Price

\$443,850

Property Website

<https://moreoftexas.com/detail/265-ac-barwise-rd-ranch-grazing-farming-and-recreational-in-wichita-county-tx-76310-wichita-texas/12898/>



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PROPERTY DESCRIPTION

Nestled not far from the Red River, the 265 acre Barwise Rd Ranch in Wichita County between Electra and Iowa Park, Texas offers farming, grazing and recreational options. Easy access to Hwy 287 and FM 240. Healthy and tall wheat sways in the breeze on the 145 acres of cultivated land, while the whitetail deer, hogs, dove and possible mule deer make this place home. Scattered mesquite, native grasses and a few hardwoods dot the south end of the property. All-around great property!

LOCATION: 34.077,-98.7895 (north end of property)

WATER: 2 small ponds and a seasonal creek

CLIMATE: Avge summer temps - low 70 high 95,.. Avge winter temps - low 33 high 58; Avge annual rainfall is 28 inches

UTILITIES: none

WILDLIFE: whitetail, hogs, turkey, dove

MINERALS: none

VEGETATION: native grasses, mesquite and a few hardwoods

TERRAIN: mostly level in the cultivate area with an increase of up to 30 ft elevation change in the southern end

SOILS: sandy loam

TAXES: Ag exempt

IMPROVEMENTS: none

CURRENT USE: farm, ranch, recreational

POTENTIAL USE: farm, ranch, recreational, residential

NEIGHBORS: farmers and ranchers



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FENCING: fair

ACCESS: on Barwise Rd

EASEMENTS: none

LEASES: none

SHOWINGS: Contact Matt McLemore, listing agent, 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 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 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



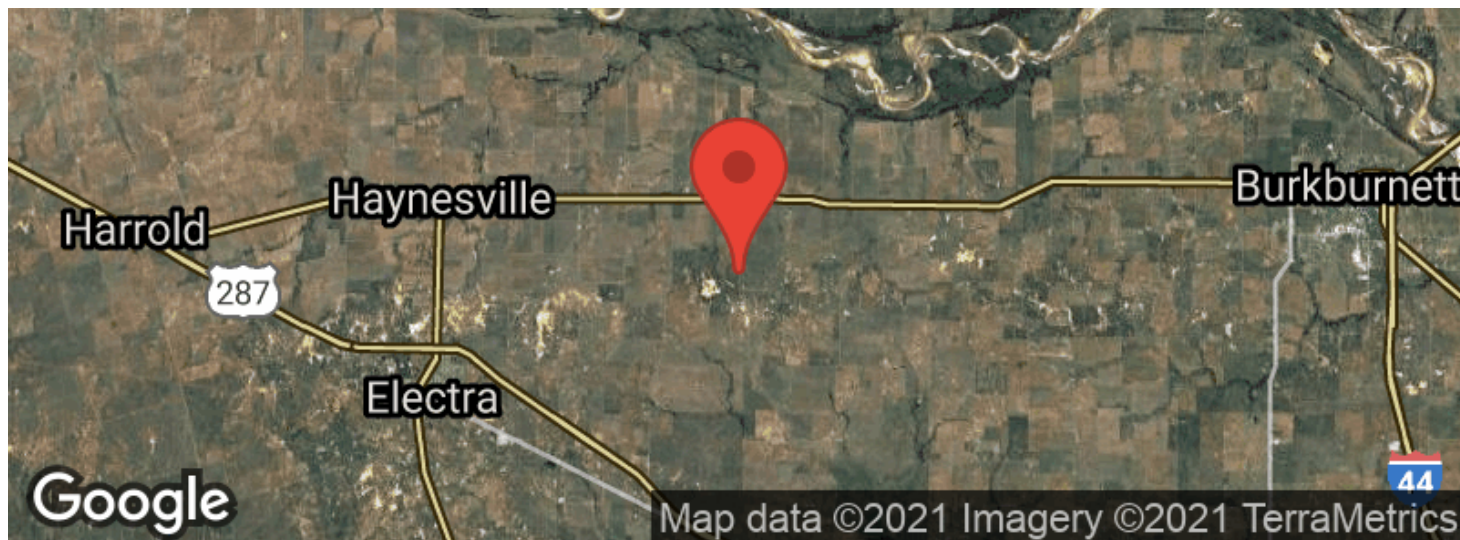
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

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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