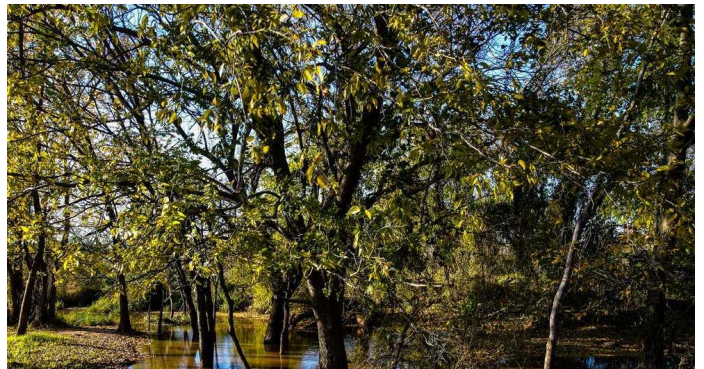


**Lake Creek/4M Ranch-528 acres-Archer
County gem! 528+ ac with hunting cabin,
creek, hardwoods!**
TBD Fuller Rd
Wichita Falls, TX 76310

\$1,056,620
528.310 +/- acres
Archer County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Lake Creek/4M Ranch-528 acres-Archer County gem! 528+ ac with hunting cabin, creek, hardwoods!

Wichita Falls, TX / Archer County

SUMMARY

Address

TBD Fuller Rd

City, State Zip

Wichita Falls, TX 76310

County

Archer County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.7538 / -98.5098

Acreage

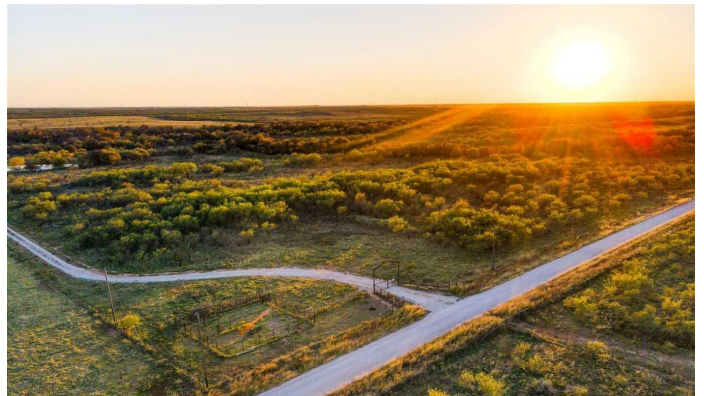
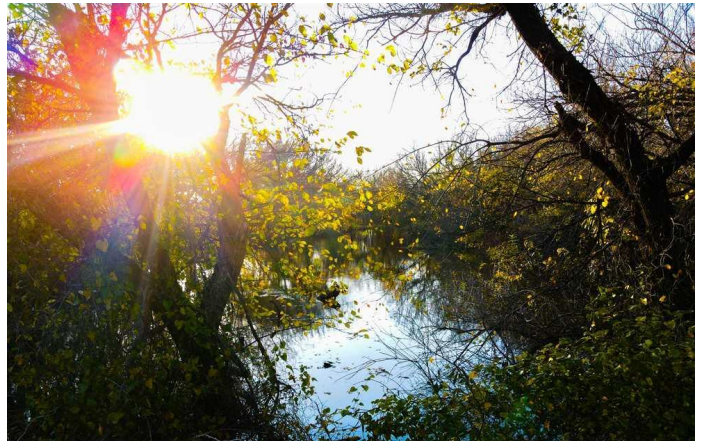
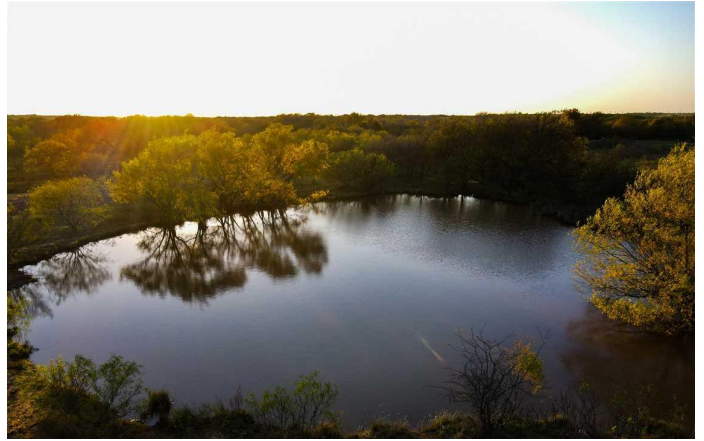
528.310

Price

\$1,056,620

Property Website

<https://moreoftexas.com/detail/lake-creek-4m-ranch-528-acres-archer-county-gem-528-ac-with-hunting-cabin-creek-hardwoods-archer-texas/11173/>



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PROPERTY DESCRIPTION

Opportunity is knocking 2 miles off US 281 on Fuller Rd in Archer County, Texas. Less than 15 minutes south of Wichita Falls, this 528 acre gem awaits someone to open the door. With a good variety of terrain and elevation changes Lake Creek/4M Ranch offers the outdoorsman tons of options. A ridge runs the width of the property assuring awesome views. Lake Creek meanders through the property, with two additional creeks draining into it, attracting various wildlife including whitetail deer, turkey, ducks, dove, and hogs. Access through the property is provided with various roads throughout. Several food plots have been established. Three excellent earthen stock tanks provide water for the wildlife and also for your livestock. The property is divided into 2 pastures with good to excellent fences with metal gates. The pastures are all native grasses and there is an abundance of hardwood trees. The set of pens is well constructed and is very convenient. There is a hunting lodge with 6 bunks, kitchen, bathroom. All the amenities are here to make your purchase a great weekend get away place.

LOCATION 10 miles south of Wichita Falls

WATER Lake Creek and tributaries, earthen stock tanks, (ponds)

CLIMATE Typical Texas climate. Summer highs ave. 95, Winter lows ave. 30, Rainfall ave. 30" year

UTILITIES Electricity(JAC Co-Op)

WILDLIFE Whitetail deer, turkey, ducks, hogs and dove

MINERALS None owned by seller

VEGETATION All native grasses, elm and hackberry and mesquite trees

TERRAIN Rolling with higher terrain on the back (can see for miles)

SOILS Sandy loam and Clay

TAXES Ag Exempt

IMPROVEMENTS Hunting cabin, working pens, food plots, very good and accessible roads throughout the property



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CURRENT USE Ranching and Hunting

POTENTIAL USE Ranching, recreational, hunting, and residential

NEIGHBORS Large tract owners surround property

FENCING Good to Excellent

ACCESS 2 miles down Fuller Road, off of US HWY 281

EASEMENTS Electric, Pipeline

LEASES Grazing lease may be terminated within 60 days of transfer

SHOWINGS Listing agent, Richard Schreiber must be present at all showings, unless authorized by seller to not be present. Buyers and/or buyers agent may be asked to provide proof of funds or pre-approval letter from buyer prior to viewing property

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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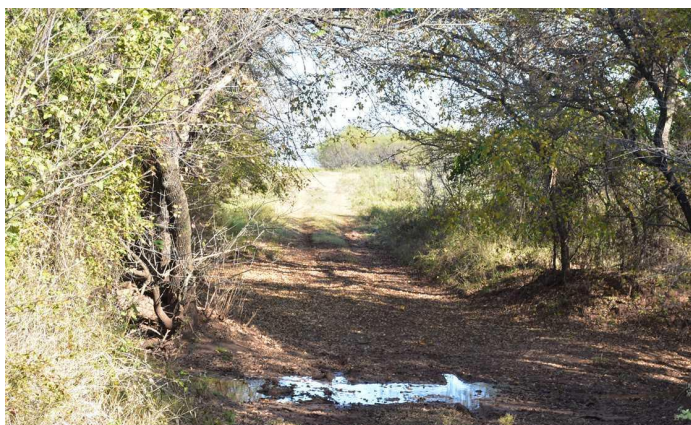
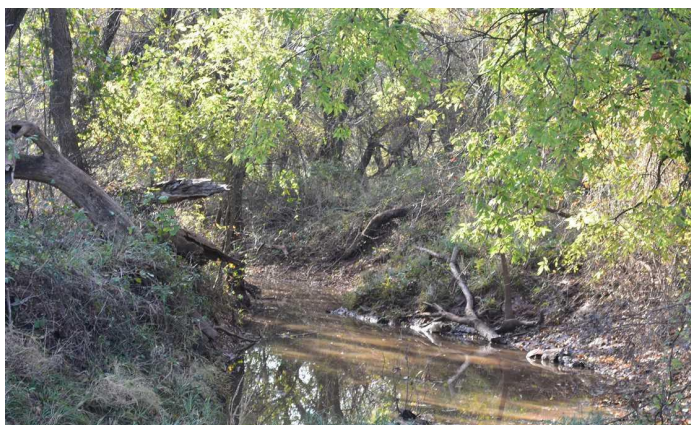
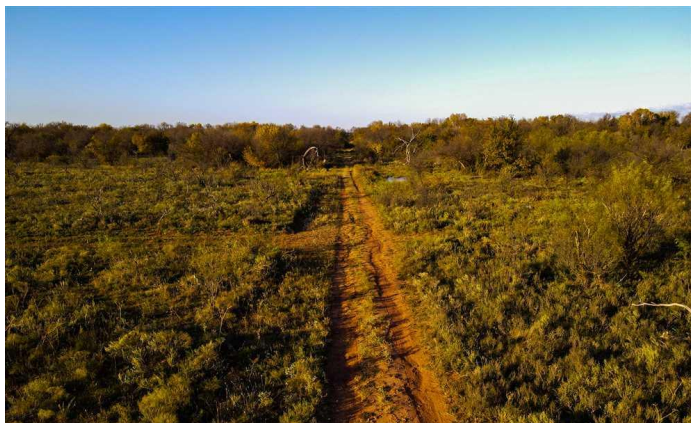
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Locator Maps



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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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MoreofTexas.com

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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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Denton, TX 76207

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