

**327 acres Thompson Ranch.. Superb
Location of PRIME, Hunting and
Ranching, Archer County
000 E Jentsch
Wichita Falls, TX**

\$735,750
327 +/- acres
Archer County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

327 acres Thompson Ranch.. Superb Location of PRIME, Hunting and Ranching, Archer County
Wichita Falls, TX / Archer County

SUMMARY

Address

000 E Jentsch

City, State Zip

Wichita Falls, TX

County

Archer County

Type

Farms, Recreational Land

Latitude / Longitude

33.8207 / -98.4495

Acreage

327

Price

\$735,750

Property Website

<https://moreoftexas.com/detail/327-acres-thompson-ranch-superb-location-of-prime-hunting-and-ranching-archer-county-archer-texas/5442/>



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PROPERTY DESCRIPTION

Nothing less than the best! Loaded with game, The Thompson Ranch is ideal for all uses of land including building a custom home. The owners have added a new set of pens as well as co-op water. One 1.5 acre pond/tank is ready for fishing and/or great duck hunting. There is also an additional shallow bed pond w/excellent cover for fantastic waterfowl. The 35 acres cultivated field provides superb dove hunting with 1,000's showing up every yr come opening day. The property is surrounded by larger ranch owners with limited pressure on the wildlife, providing the ranch with excellent whitetail, hog and turkey hunting. The native grass have been well maintained w limited grazing. There is one producing oil well but is not obtrusive to property and is well maintained.

Location: E. Jentsch Rd, Archer County

WATER: 2 pond/tanks, co-op water available

UTILITES: Water and electric available

WILDLIFE: Whitetail Deer, Hogs, Duck, Geese, Turkey, Quail and Dove

MINERALS: Surface Estate Only

VEGETATION: Native grass, with approx. 35 acres tillable as well large mesquite, blue bush, etc.

TERRAIN: Rolling

SOILS: Clay Loam

IMPROVEMENTS: New pens, co-op water line

CURRENT USE: Hunting, Ranching

POTENTIAL USE: Hunting, ranching, custom home, possible development

NEIGHBORS: Large surrounding ranching properties.

FENCING: Good



ACCESS: Jentsch Rd, a county rd

SHOWINGS: By Appointment Only

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.

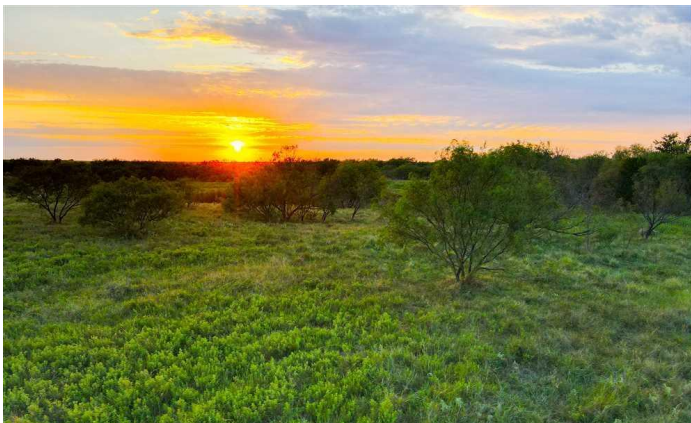


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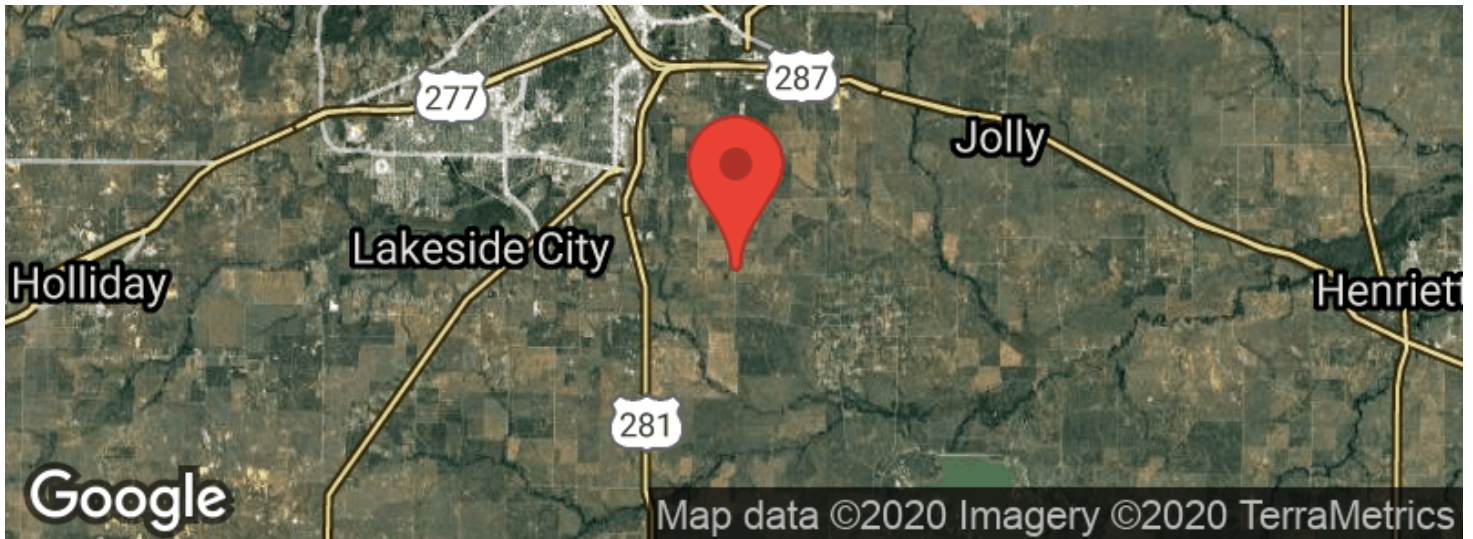
Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Mclemore

Mobile

(940) 781-8475

Email

mmclemore@mossyoakproperties.com

Address

111

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.



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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