

**The Lake Property FM 1954--45 acres of
multi purpose land w/12 acre private
lake-- Near Lake Arrowhead Wichita
Falls, Clay Count**
TBD FM 1954
Wichita Falls, TX 76310

\$337,500
45 +/- acres
Clay County



MORE INFO ONLINE:

MoreofTexas.com

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Wichita Falls, TX / Clay County**

SUMMARY

Address

TBD FM 1954

City, State Zip

Wichita Falls, TX 76310

County

Clay County

Type

Recreational Land, Residential Property, Lot

Latitude / Longitude

33.7850 / -98.4081

Acreage

45

Price

\$337,500

Property Website

<https://moreoftexas.com/detail/the-lake-property-fm-1954-45-acres-of-multi-purpose-land-w-12-acre-private-lake-near-lake-arrowhead-wichita-falls-clay-count-clay-texas/12814/>



**MOSSY OAK PROPERTIES
OF TEXAS**

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PROPERTY DESCRIPTION

The Lake Place is approx. 45 acres with an approx. 12 acre lake. It is perfect to develop and/or build that custom home with room to roam , with 3 different black top roads for access(FM 1954, Caushatta Trail and Atoka Trail). Located a stones throw from Lake Arrowhead State Park and Wichita Falls Tx in Clay County this property is ideal, be on the lake or at the movies in minutes. The property has been sculpted with an excellent area for a park and/or picnic area on the east side and maintained with large hardwoods on the south end of the property right on your own private lake.

GENERAL DESCRIPTION: approx 45 acres with approx. 12 acre lake perfect to develop and/or build custom home

LOCATION: FM 1954 going toward Lake Arrowhead State Park

WATER: 12 acre private lake, Red River Water for water rural water

UTILITIES: electricity, coop water

WILDLIFE: whitetail deer, turkey, hogs, small game, freshwater fishing, ducks and geese

VEGETATION: Large Hardwoods, native grasses and scattered mesquite

TAXES: AG EXEMPT

IMPROVEMENTS: none

CURRENT USE: recreational

POTENTIAL USE: farm, ranch, recreational, development, and/or residential use

FENCING: none

ACCESS: Farm to market and City Streets

LEASES: none

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



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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.

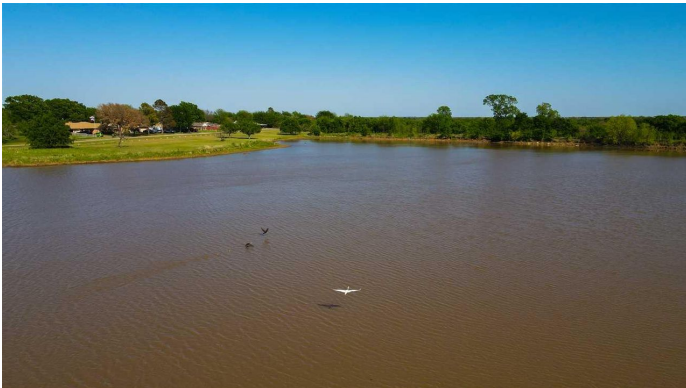


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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

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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