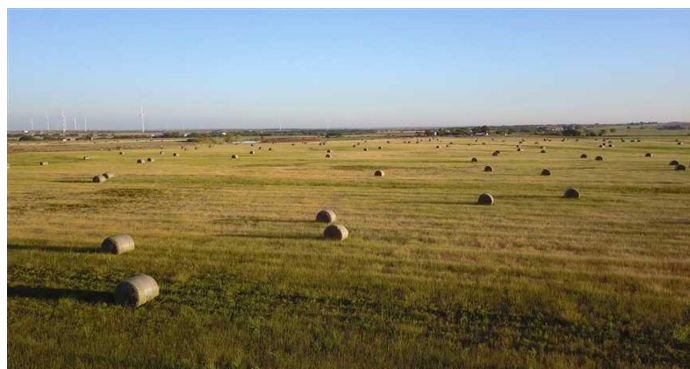


**215 acre Farm with 2 homes in Archer
County near Windthorst TX 76389**
2155 FM 2581
Windthorst, TX 76389

\$698,750
215 +/- acres
Archer County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

215 acre Farm with 2 homes in Archer County near Windthorst TX 76389

Windthorst, TX / Archer County

SUMMARY

Address

2155 FM 2581

City, State Zip

Windthorst, TX 76389

County

Archer County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

33.5377 / -98.5050

Acreage

215

Price

\$698,750

Property Website

<https://moreoftexas.com/detail/215-acre-farm-with-2-homes-in-archer-county-near-windthorst-tx-76389-archer-texas/5418/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

215 acre Farm with 2 homes in Archer County near Windthorst TX 76389

Windthorst, TX / Archer County

PROPERTY DESCRIPTION

Super dairy and hay farm property! This mixed use residential, farmland, ranch land 215 acre property is located outside of Windthorst, TX 76389 in Archer County. With nearly 110 acres of wheat cultivation, the production is awesome with combination of wheat and coastal. This property is outfitted with two rent house that produce a monthly income. The rural water supply is out of Windthorst. A large 2 1/2 acre pond approx 15 ft deep is in the front quarter of the property. Four smaller ponds, all from 8 to 10 ft deep dot the landscape. Grasses are Bermuda on the front of the property and Klein on the back.

* Residence 1 is over 2,000 sq ft

* Residence 2 is over 800 sq ft

* 960 sq ft dairy barn

* 1500 sq ft hay barn

* 600 sq ft hay barn

* 400 sq ft shop

* 576 sq ft feed shed



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

215 acre Farm with 2 homes in Archer County near Windthorst TX 76389
Windthorst, TX / Archer County



215 acre Farm with 2 homes in Archer County near Windthorst TX 76389
Windthorst, TX / Archer County

Locator Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

215 acre Farm with 2 homes in Archer County near Windthorst TX 76389
Windthorst, TX / Archer County

Aerial Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

215 acre Farm with 2 homes in Archer County near Windthorst TX 76389
Windthorst, TX / Archer County

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

[illegible]

MoreofTexas.com

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com