



Archer County Farm

+/- 520 Acres • Megargel, Texas
Over One Mile of Highway Frontage



Pond Just West Of House

LOCATION: The farm is located in Archer County, Texas, on Farm/Ranch Road 210, 2.7 miles North of Megargel. It is about 120 miles Northwest of Ft. Worth and 45 miles Southwest of Wichita Falls. Nearest cities and communities include Megargel; Olney (14 miles East); Seymour (20 miles West) and Archer City (20 miles Northeast).

Total acreage in the farm is approximately 520 acres. It contains about 250 acres in cultivated land, 267 acres in pasture and 3 acres for house, buildings and corrals. Pasture is a combination of improved and native. Brush has begun to invade some of the previously cleared, improved pastures. Also some of the cropland is being used for seasonal grazing. The only cash crop currently grown is wheat. The farm has a wheat base of 197 acres and a grain sorghum base of 51 acres.

Most of the acreage is available by paved highway; the remainder fronts on rock or gravel roads. It has been owned and operated by the same family since 1913.

FOR SALE

EXCLUSIVE



The farm provides a variety of income/recreational opportunities including crop production, cattle and hunting (deer, turkey, dove, quail, hogs).



HOUSE About 2,000 square feet; central hvac; two full baths; two bedrooms; large den-living area; smaller den off kitchen. All utilities – rural water, electric co-op, telephone, satellite TV hookup, almost new septic tank. House is located on paved highway. House is in fair condition.

BUILDINGS: Outbuildings include a large metal show with power, concrete floor, and two large sliding doors; and two large implement and/or hay barns.

— continued on back —



There is a barn attached to a corral with grain/storage bins, large implement /hay storage area, and covered feed/hay trough attached to barn; and corrals, working pen, loading ramp and chute area; and a circular grain storage bin.

SCHOOL DISTRICT: Olney, Texas ISD. The Megargel School closed a few years ago. Acreage is about 15 miles from Olney.

TAXES: Young County, School Taxes - \$988.76; Archer County, Property Taxes - \$579.80

MINERALS: Includes executive rights and 50% royalties. Royalties up to 100% can be negotiated.

PRICE: \$1,675/acre, \$871,000

The owner will also sell just the headquarters and 26 acres; or the headquarters and 63 acres as shown on the plat to the right.

A: 26 Acres: \$129,000

A+B: 63 acres: \$199,000

