

277 Acres in Baylor County

277± acres | \$831,000 | Seymour, Texas | Baylor County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

277 Acres in Baylor County

We are honored to offer an exclusive listing on a property in Northeastern Baylor County, Texas that offers the prospective owner with potential outdoor recreational opportunities as well as livestock grazing.

Location • History

The 277± acres are located approximately 5 miles east of Seymour, Texas and less than one mile north of Highway 82/277. The ranch property is 45 minutes from Wichita Falls, Texas, approximately 140 miles northwest of Ft. Worth, and is located approximately one mile from the west-southwest border of the 560,000-acre Waggoner Ranch.

This property has been owned by the same family for over six generations. First migrating from Germany to Austin and finally settling in Baylor County in the early 20th century.



Land Description

Approximately 90 acres of farmland has been restored to rangeland with an excellent stand of Klein grass as the predominant species. Approximately 179 acres remain in native rangeland defined by mesquite over-story and native grasses.

One wildlife food plot has been established on the property being planted in wheat to enhance the draw of wildlife.

Soil type defining the rangeland is a combination Knoco Vernon Complex comprising approximately 84 acres while Knoco-Vernon complex exhibits 3-12 percent slopes. A wet-weather creek system is located at the eastern edge of the native rangeland.

Access to the entire property is excellent with entrance off all weather county roads 232 and 233.

Exterior fences on the west, north, and east are considered fair to good condition while the fence on the south boundary needs attention.



Wildlife • Recreation

Hunting and recreational potential is available as the property supports a good population of whitetail, predators, wild turkey, and feral pigs. At least one of the stock tanks is fairly deep and would provide great fishing opportunities.

Water • Electricity

The property is defined by ample water catchments with a total of 4 stock tanks, two of which are new. Co-Op water is available approximately 1/8th of a mile from the property boundary off of Highway 82 with Baylor County Co-Op.

Tri-County Electric hosts a power source approximately .3 of a mile off of CR 232 from the property's east boundary.



Price

\$831,000 • \$3,000 per acre

Minerals • Wind Energy • Solar Energy

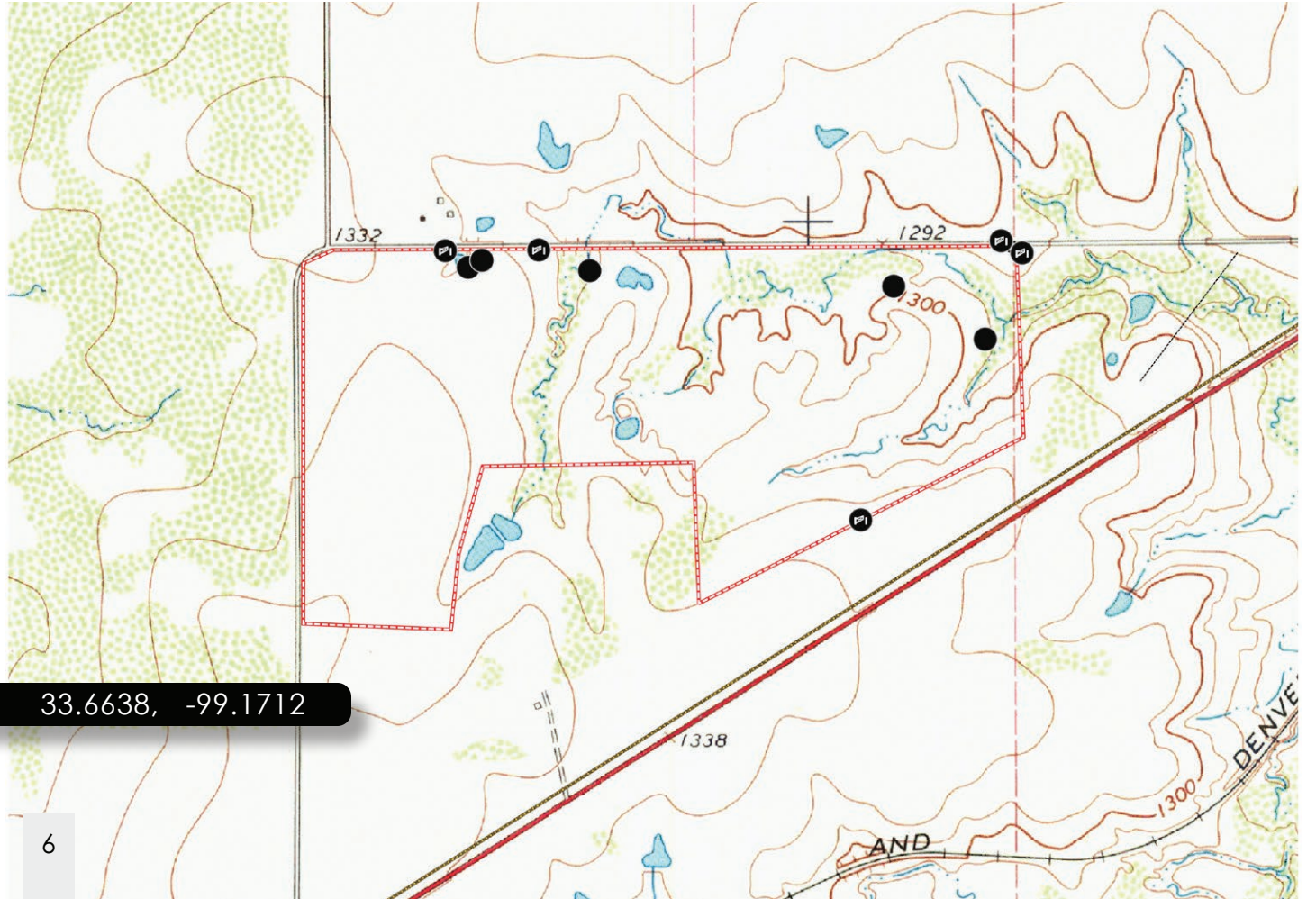
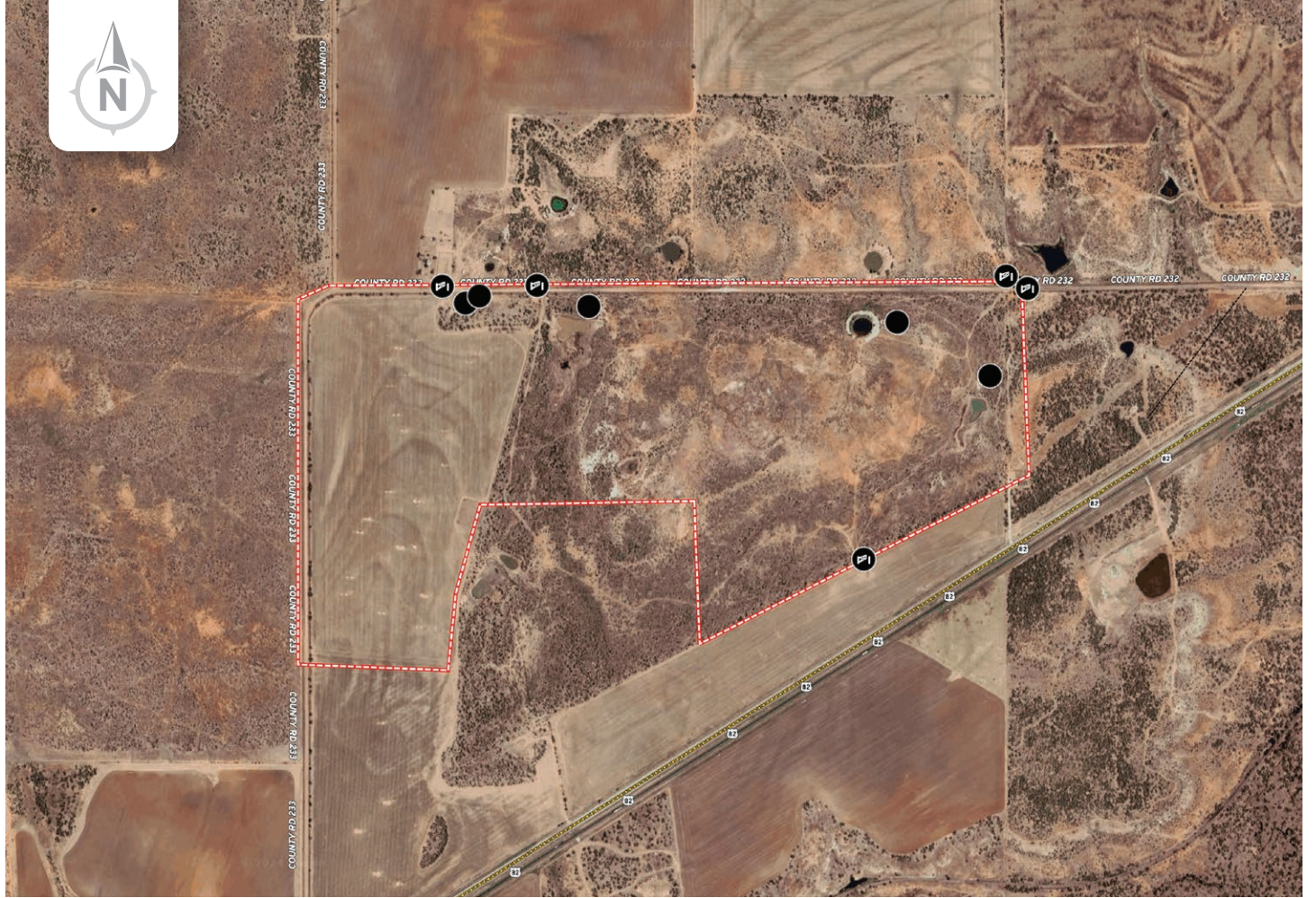
Negotiable

Remarks

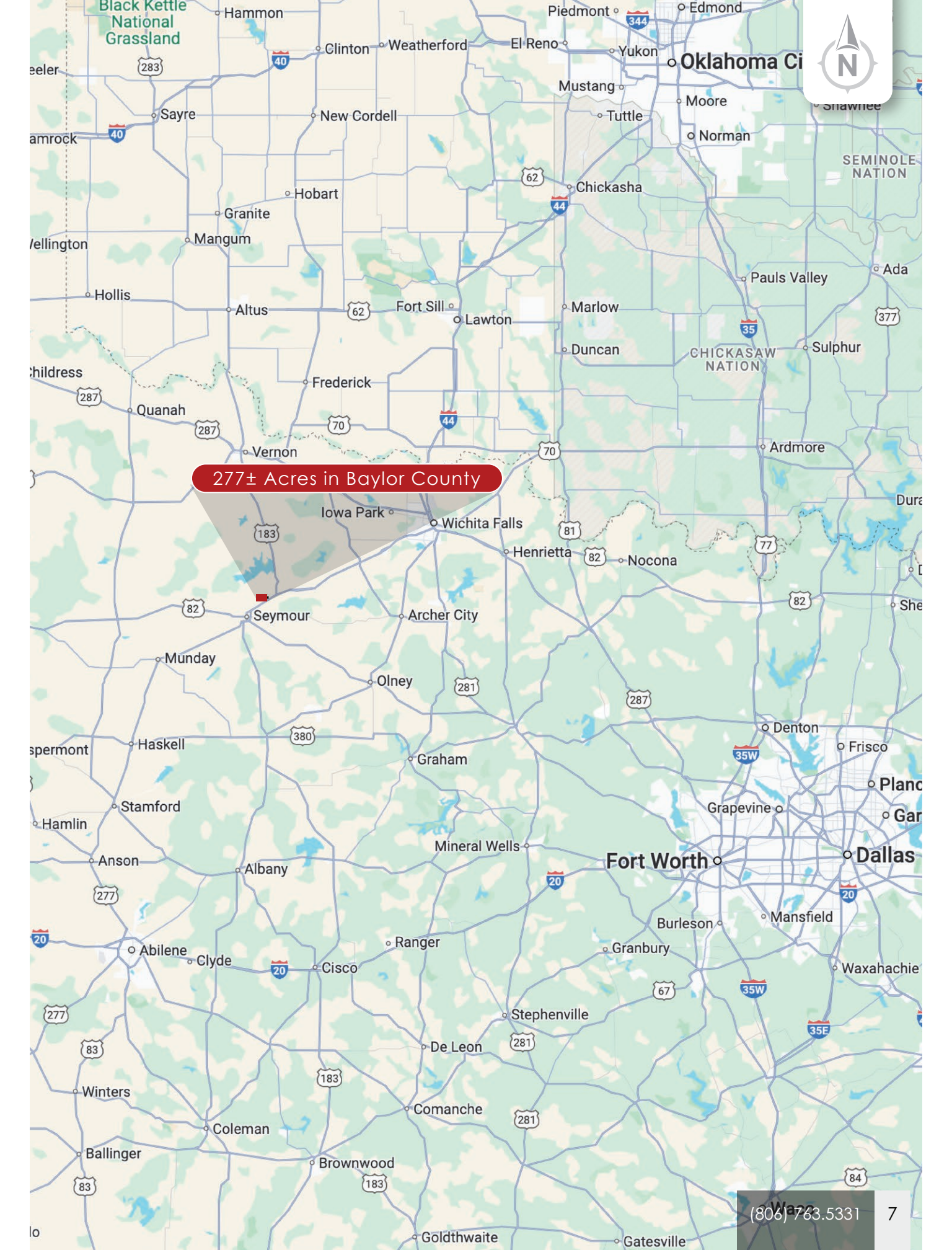
The property is located ideally for potential buyers from Wichita Falls and Dallas/Ft. Worth area for an accessible fun weekend respite.

If you are interested in learning more about this property or for a private showing please contact Wyman Meinzer at 940-256-8932 or Sylinda Meinzer 806-392-5396.





33.6638, -99.1712



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Wyman Meinzer

Real Estate Sales Agent • TX

(940) 256.8932

wyman@csmansion.com

Sylinda Meinzer

Real Estate Sales Agent • TX, OK

(806) 392.5396

sylinda@csmansion.com



(806) 763.5331

chasmiddleton.com



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