

Bar -T Ranch

216.00 Acres | Archer County, TX | \$2,995,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
House/Cabin

Land Details

Address: 2337 WALSH RD,
MEGARGEL, Texas 76370, USA
Total Acres: 216.00
Pasture Acres: 216
Source of lot size: Unknown

Building Details

Homes: 2
Homes:
Metal
Metal
Style of Home(s): Barndominium
Finished Sq. Ft.: 3960
Bedrooms: 3
Full Bathrooms: 3
Basement: None
Parking Types:
Carport
Driveway
Total # of Spaces: 3
Outbuildings: 2
Types of Outbuildings:
Cabin
equipment building.
Fence Type: barbed wire
Cooling Systems:
Forced Air Cooling
Heating Systems:
Fireplace
Forced Air
Foundations:
slab
Waterfront Features:
3 tanks/ponds



About This Property

Furnished 3,360sf not including spacious upstairs foamed loft storage. 3 bed 2bath office, gym and game room, open kitchen & island laundry room. Built in storm shelter. 3 car covered drive thru parking. 2,400 sft foamed equipment building & 600 sft cabin with full bath kitchen, laundry room with washer/dryer hookup, pipe cattle pens, head shuttles, cattle guards, loafing sheds.

Land

216+- acres with 3 tanks. Automatic Non freeze water installed on property. Native trees with Coastal Bermuda and native grasses, with 100 cultivated acres and 116 pasture acres. 2 Separate water meters. Private gates with custom work stone entrance.





Improvements

Furnished 3,360 sf home with spacious upstairs foamed loft/storage. 3 bed 2 bath with office, gym, Gameroom. Open Kitchen with Viking 48 in side-by-side refrigerator. 36-inch Tuscan range dual fuel. Custom soft close cabinets, crown molding and 7 x 4 island. Top Tiered/ level 3 Granite throughout. Foamed all areas of the home, equipment building/ barn and loft. Gas ventless fireplace. Lennox heat pumps. Generac backup generator on site. Kohler fixtures. Sealed natural concrete floors and mood lighting.

Master has his and hers walk in closets. Powered custom blinds. Vaulted ceilings. Heated bath floor, dual shower heads. 6 x 6 shower with drop-in bathtub.

600sf cabin with living quarters with full bath, full kitchen attached laundry room with washer/dryer hookup.

2,400sf foamed equipment building.

Cattle pens, head shutte, cattle guards and loafing sheds.

Built in storm shelter.

30 x 30 3 car covered drive thru parking.







Water/Mineral Rights & Natural Resources

Seller to retain Minerals.

Location

Located in Megargel Tx. Close to Olney Tx.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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