

Pringle Rothell Farm
TBD Pringle Rothell Road
Olney, TX 76374

\$594,000
141.42± Acres
Young County



Pringle Rothell Farm
Olney, TX / Young County

SUMMARY

Address

TBD Pringle Rothell Road

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Horse Property, Ranches, Recreational Land, Hunting Land

Latitude / Longitude

33.321113 / -98.705925

Taxes (Annually)

\$353

Acreage

141.42

Price

\$594,000

Property Website

<https://cfrland.com/detail/pringle-rothell-farm-young-texas/115812/>



PROPERTY DESCRIPTION

Pringle Rothell Farm encompasses 141.429 acres of productive hunting, grazing, and agricultural land located just three miles southeast of Olney, Texas, in Young County. This versatile property offers a desirable combination of cultivated acreage, native and improved grass pastures, mature wooded cover, and dependable water, making it well-suited for a variety of agricultural, recreational, and residential uses.

Terrain on the property consists of open fields and productive pasture, with a large wooded draw running through the center. Approximately 85 acres are currently under cultivation, and the farm has historically been utilized for wheat production and cattle operations. The balance of the acreage consists of native and improved grasses, providing excellent grazing opportunities and flexibility for future agricultural use.

Water is a standout feature of Pringle Rothell Farm. A nearly one-acre pond is located along the eastern portion of the property and provides a dependable water source for both livestock and wildlife, and is notably drought-resistant, with the owners reporting they cannot recall a time it has gone dry, even during extended droughts. Adding further value, the property includes a productive water well located adjacent to the pond, an uncommon feature in this area of Young County, where underground water is not typically abundant. Water well depth is believed to be approximately 280 feet deep, although the exact depth is unknown. West of the pond, a seasonal waterway winds through a heavily wooded draw, providing additional wildlife habitat and recreational appeal. The existing waterway also presents opportunities for additional surface-water development.

Pringle Rothell Farm is enclosed by good-quality barbed wire perimeter fencing, with interior cross-fencing providing practical separation for livestock and grazing management. A combination of cultivated ground, improved and native grasses, wooded cover, fencing, and reliable water creates a highly functional farm and ranch property.

-- IMPROVEMENTS --

- Utilities ~ Water well and Fort Belknap Electric Co-op
- Road System ~ Dirt entry and main road, ATV roads
- Fencing ~ Great exterior fencing, good interior fencing
- Entryway ~ Pipe gate entry

-- WATER, COVER & TERRAIN --

- Surface Water ~ One pond, 3/4 acre when full, seasonal waterway
- Water ~ Water supplied by a water well
- Tree Cover ~ 18% tree cover, mostly mature mesquite with some scattered hardwoods
- Cultivation ~ 60% cultivation, historically used for wheat production
- Underbrush ~ Thick underbrush
- Native Grasses ~ 22% native grasses throughout
- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 30 ft, rolling terrain

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease, owner hunts the land
- Land ~ Native grassland, mature mesquite, old terraces for farming
- Native Grasses ~ Thick grasses, all native and improved

-- MINERALS & WIND --

- Mineral Rights ~ Owned minerals available
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Trinity Hills Wind Farm is 2.5 mi north

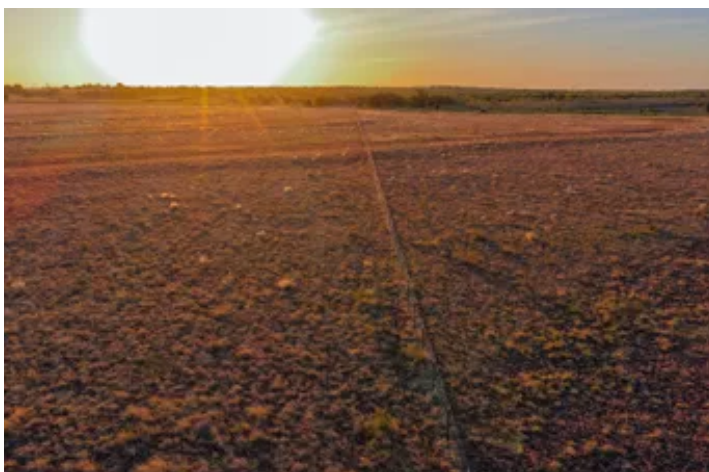
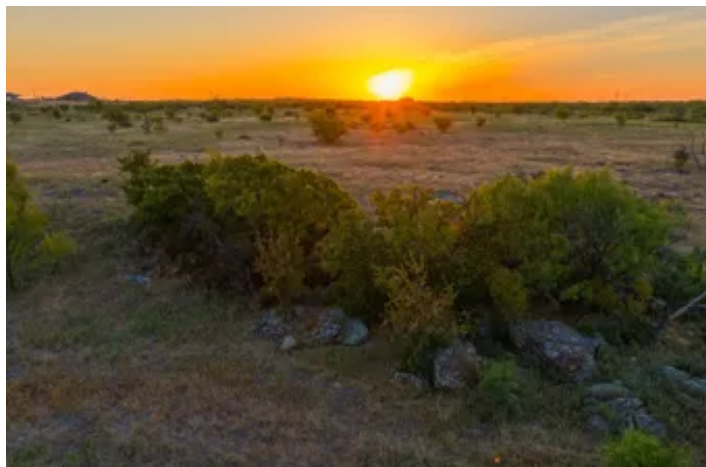
-- ACCESS & DISTANCES --

- Road Frontage ~ Pringle Rothell Road - 3,245 ft; Johnson Road - 1,850 ft
- Nearby Towns ~ 3 mi SE of Olney
- Major Cities ~ 35 mi S of Wichita Falls, 125 mi NW of Fort Worth
- Airports ~ 25 mi NE of Graham Municipal, 40 mi S of Wichita Falls Airport

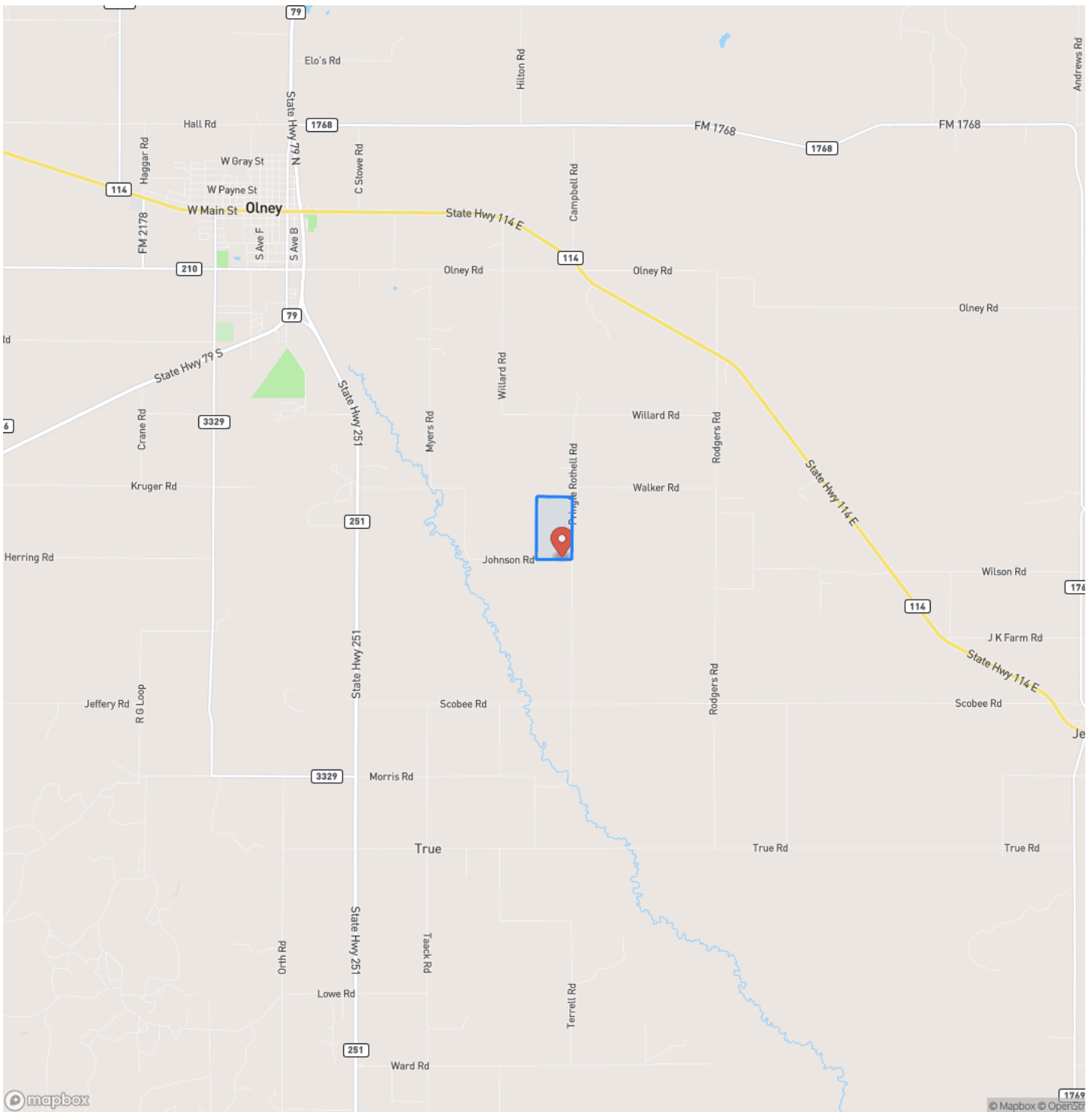
AGENT COMMENTS: Pringle Rothell Farm is a well-maintained property that reflects years of responsible stewardship and pride of ownership. Conveniently located just minutes from the charm of a small Texas town, the farm offers an ideal balance of rural seclusion and easy access to everyday amenities.

Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)

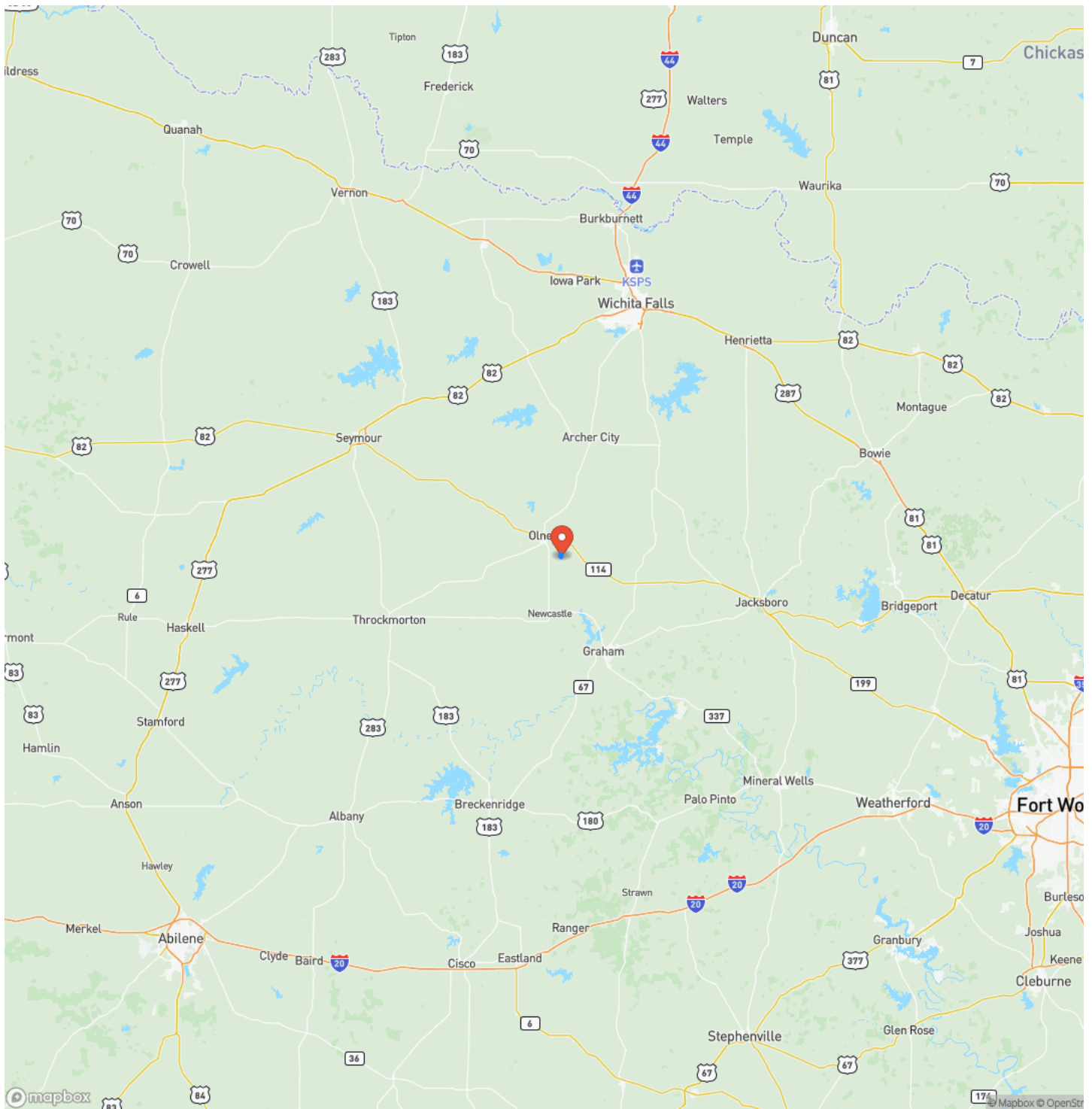




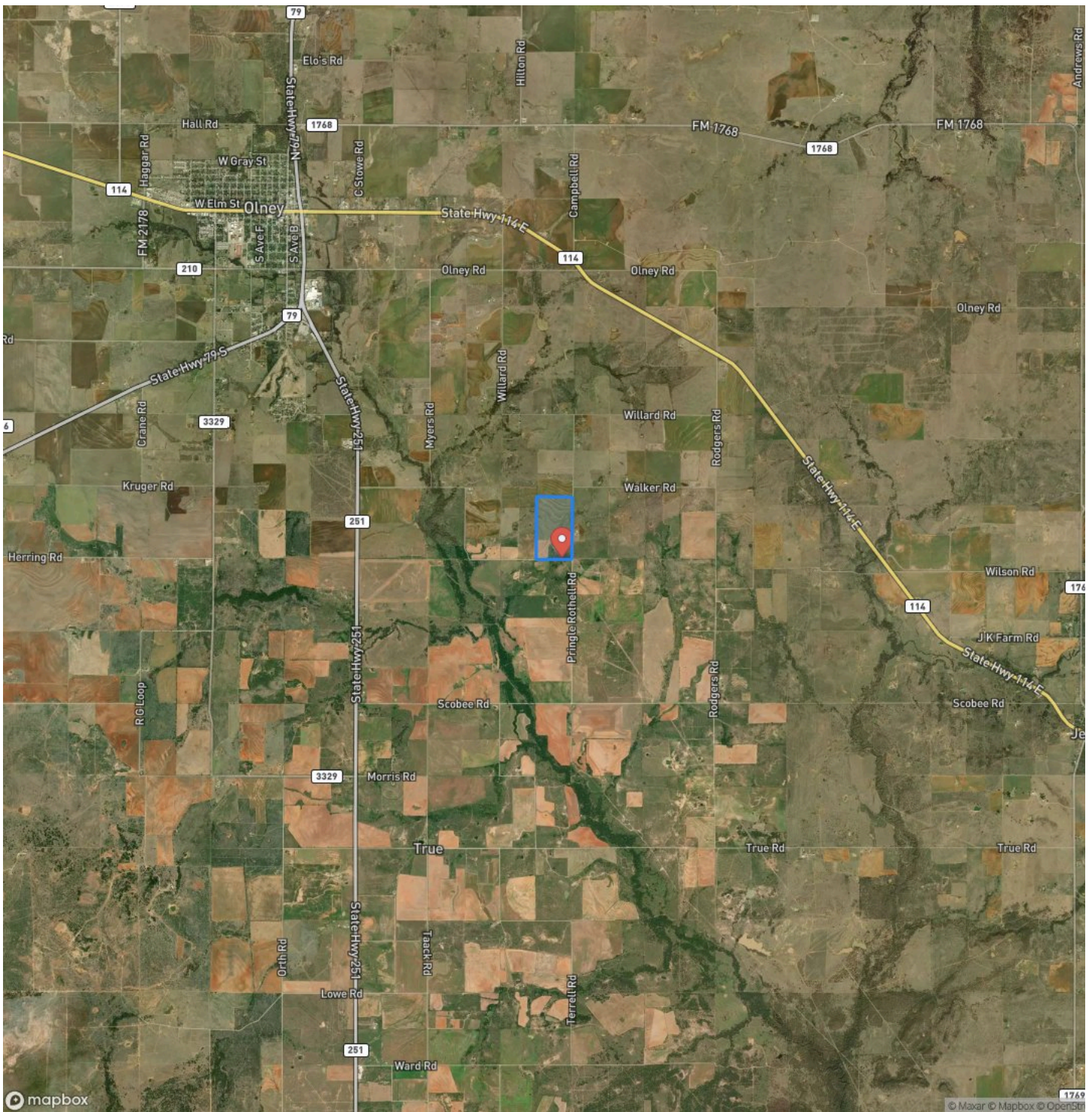
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Graham, TX 76450

NOTES

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