

**Walker Road Ranch**  
TBD Walker Road  
Olney, TX 76374

**\$712,800**  
160± Acres  
Young County





**Walker Road Ranch**  
**Olney, TX / Young County**

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**SUMMARY**

**Address**

TBD Walker Road

**City, State Zip**

Olney, TX 76374

**County**

Young County

**Type**

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

**Latitude / Longitude**

33.326191 / -98.694833

**Taxes (Annually)**

\$311

**Acreage**

160

**Price**

\$712,800

**Property Website**

<https://cfreland.com/detail/walker-road-ranch-young-texas/115995/>



## Walker Road Ranch

### Olney, TX / Young County

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#### **PROPERTY DESCRIPTION**

Walker Road Ranch is a versatile multi-use property offering a combination of rolling terrain, mature mesquite and hackberry cover, native and improved grasses, and excellent opportunities for both cattle production and recreational use. The ranch is thoughtfully laid out with three ponds located on the northern portion of the property, tucked into thick timber that provides privacy, cover, and valuable wildlife habitat.

A scenic high point along the eastern boundary provides sweeping views across the ranch to the south and west, making it an ideal spot to take in the surrounding countryside. The southern portion of the property features a 56 acre cross-fenced grass pasture, providing flexibility for a variety of agricultural uses. This pasture could be utilized for hay production or planted in wheat, sunflowers, or other seasonal crops to supplement cattle grazing and enhance wildlife habitat.

Located just three and a half miles from Olney, Texas, Walker Road Ranch sits in an area of Young County where farming and ranching remain an important part of the landscape. The surrounding agricultural activity helps support a healthy wildlife population, with opportunities to see migratory dove, whitetail deer, feral hogs, and a variety of other wildlife and varmints.

Whether you're looking to expand an existing cattle operation, establish a productive grazing and hunting property, or simply own a weekend ranch close to town, Walker Road Ranch offers the versatility, location, and natural features to make it a truly attractive North Texas property.

#### **-- IMPROVEMENTS --**

- Utilities ~ Electricity on-site, no water meter, Baylor Water Supply line on Walker Road, distance from property unknown
- Road System ~ Dirt entry and main road, ATV roads
- Fencing ~ Adequate fencing all round
- Entryway ~ Pipe gate entry

#### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ Three ponds scattered on the northern half
- Water ~ No water meter
- Tree Cover ~ 50% tree cover, mostly mature mesquite
- Cultivation ~ 50% native and improved grasses
- Underbrush ~ Thick underbrush
- Native Grasses ~ 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, improved grasses, mature mesquite
- Native Grasses ~ Thick grasses, all native and improved



**-- MINERALS & WIND --**

- Mineral Rights ~ Owned minerals to be reserved
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Trinity Hills Wind Farm is 2.25 mi north

**-- ACCESS & DISTANCES --**

- Road Frontage ~ Walker Road - 1,875 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: Walker Road Ranch is a rare property and a blank slate for a new owner. Mature tree cover makes this property a great hunting spot, while the native and improved grasses provide grazing opportunities for cattle. 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.

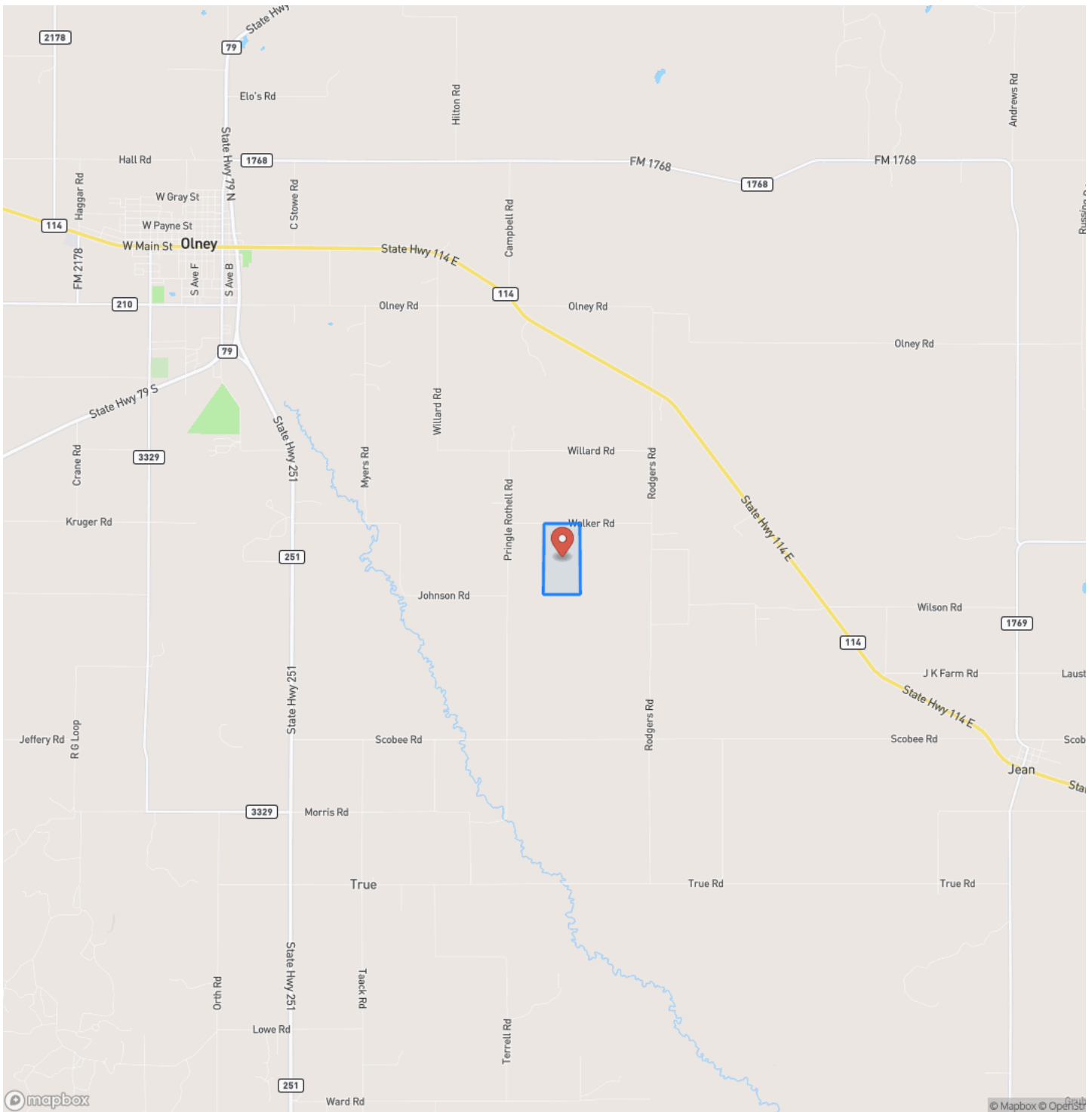
**Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)**



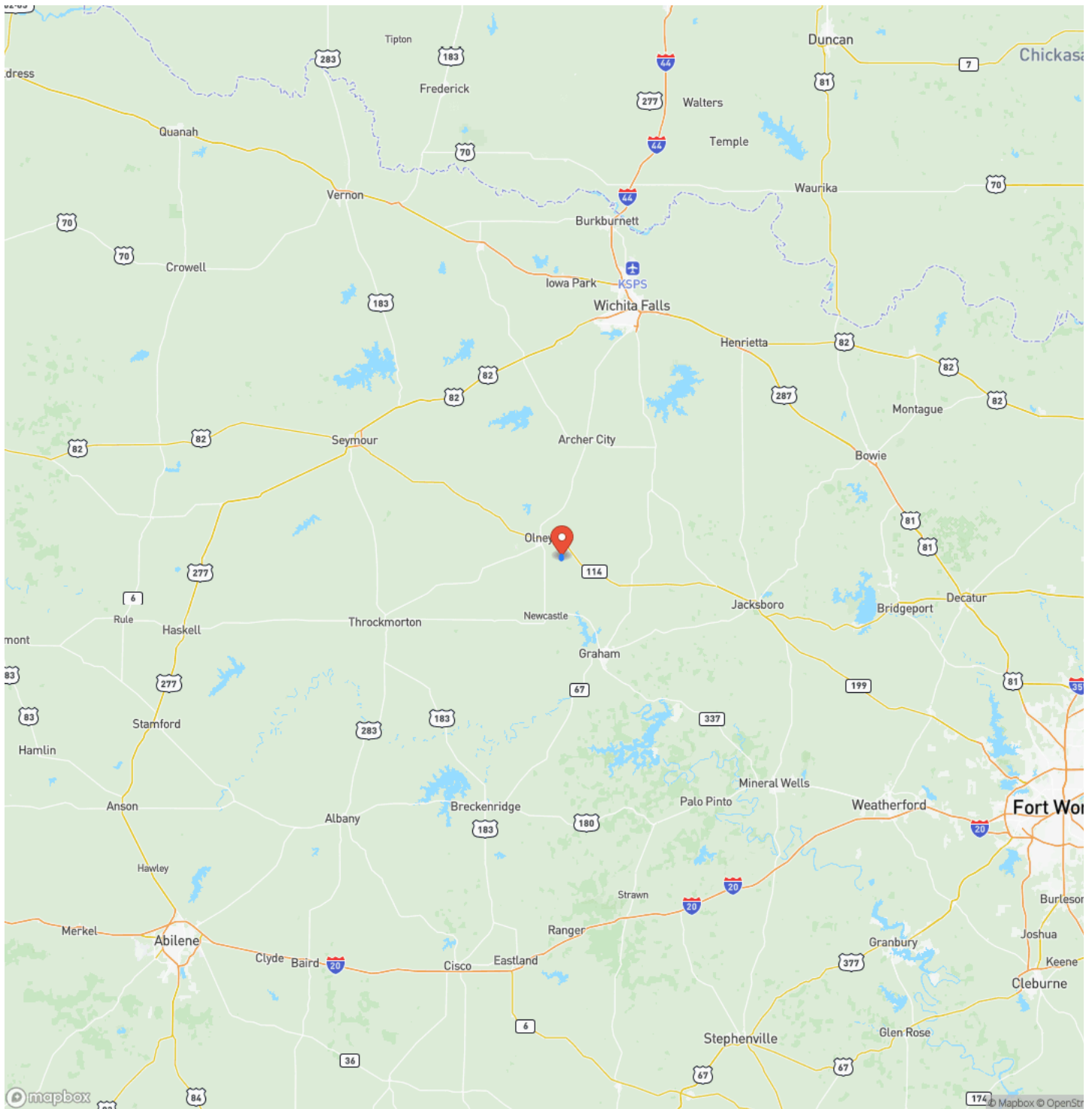




## Locator Map



## Locator Map





## Satellite Map





**Walker Road Ranch**  
**Olney, TX / Young County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Heath Kramer

## Mobile

(940) 456-0575

## Office

(940) 549-7700

## Email

Heath@cfrland.com

## Address

801 Elm Street

## City / State / Zip

Graham, TX 76450

## NOTES

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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