Heritage Ranch
TBD FM 210
Olney, TX 76374

$1,552,000
317± Acres
Young County







CAMPBELL
FARM & RANCH

MORE INFO ONLINE:

https://cfrland.com/

SUMMARY

Address
TBD FM 210

City, State Zip
Olney, TX 76374

County
Young County

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

Latitude / Longitude
33.36745 / -98.91850

Taxes (Annually)
$387.74

Acreage
317

Price
$1,552,000

Property Website
cfrland.com







PROPERTY DESCRIPTION

Heritage Ranch spans 317 acres of rolling pastureland in northwest Young County, Texas, 8.5 miles west of Olney. Extensive frontage along a paved Farm-to-Market Road provides easy access to the acreage.

Open pastures roll across the ranch, with scattered mesquite trees offering pockets of cover. Six improved ponds and a lake supply water for livestock and wildlife. At full capacity, the lake spans approximately five acres and draw waterfowl during wetter seasons.

Native grasses and introduced forage varieties grow across approximately 100 acres of improved pasture, providing for cattle and habitat for wildlife. Scattered mesquite trees dot the remaining native pasture, adding valuable cover. New fencing along the south and west boundaries helps contain livestock.

With improved pasture and ample surface water, Heritage Ranch gives buyers room to expand a cattle operation. Its rolling terrain and pockets of mesquite cover also make it a good fit for hunting or quiet weekends in the country.

AGENT COMMENTS - Run cattle, spend weekends outdoors, or build a home overlooking the rolling pastures of Heritage Ranch. With paved road access, it's an easy place to get to and a quiet place to settle in.

-- RANCHING IMPROVEMENTS --

- Piped Entrance ~ Gated Entrance on FM 210
- Fencing ~ South & West; new perimeter fence, 6-strand barbed wire
- Improvements ~ 6 improved ponds, new 5 ac lake
- Grasses ~ Newly planted grasses on 100 ac
- Roads ~ ATV/UTV dirt roads, gravel
- Connex ~ 20 ft high cube; wooden floor; negotiable

-- WATER, COVER & TERRAIN --

- Surface Water ~ 6 ponds; .5 ac, .5 ac, .20 ac, .20 ac, .47 ac, .64 ac (when full)
- Lake ~ 5 ac when full; 16 ft deep
- Water ~ Baylor Water Supply Company available
- Elevation ~ 50 ft of elevation change
- Tree Cover ~ Light to heavy woods; mesquite
- Underbrush ~ Thick underbrush; west side, cactus sprayed March 2026
- Pasture ~ Mixed native grasses; 100 ac new native grasses
- Soil ~ Vernon Clay
- Grazing ~ Grazed by owner

-- HUNTING & RECREATION --

- Native Wildlife ~ Whitetail Deer, turkey, dove, variety of ducks, hogs, varmints
- Habitat ~ Native grasses; wooded throughout
- Hunting Pressure ~ Very little; no hunting lease
- Fishing ~ Unknown; has not been proven

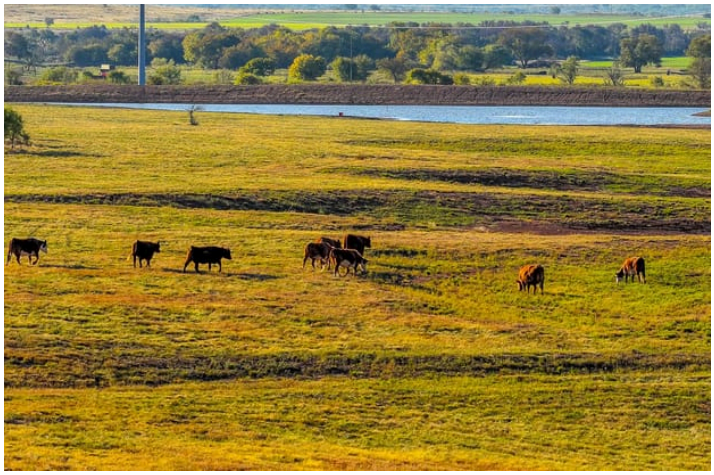
-- MINERALS, WIND & EASEMENTS --

- O&G Production ~ No active production or lease
- Mineral Rights ~ No owned mineral rights
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease
- Easement ~ Southside; Oncor 138 KV overhead electric transmission line

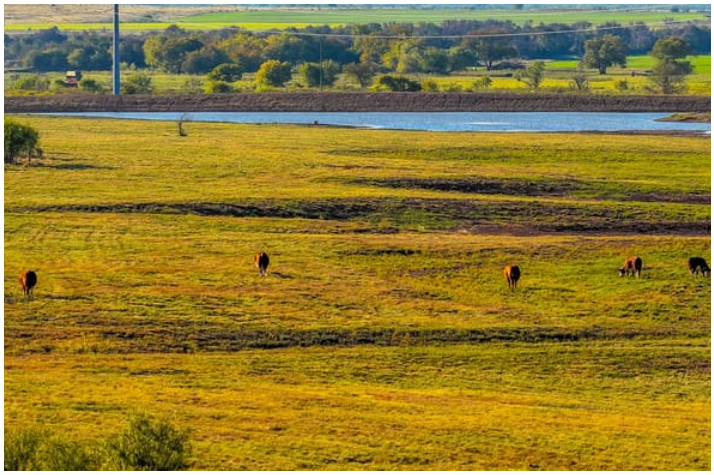
-- ACCESS & DISTANCES --

- Road Frontage ~ 3,740 ft of FM 210; 3,740 ft of St. John Road
- Nearby Towns ~ 8.5 mi W of Olney
- Major Cities ~ 40 mi SW of Wichita Falls, 105 mi NW of Fort Worth
- Airport ~ 21 mi NW of Graham Municipal, 45 mi SW of Wichita Falls Regional

Listing Agent: LaChelle Clark (254) 477-3500













LISTING REPRESENTATIVE

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