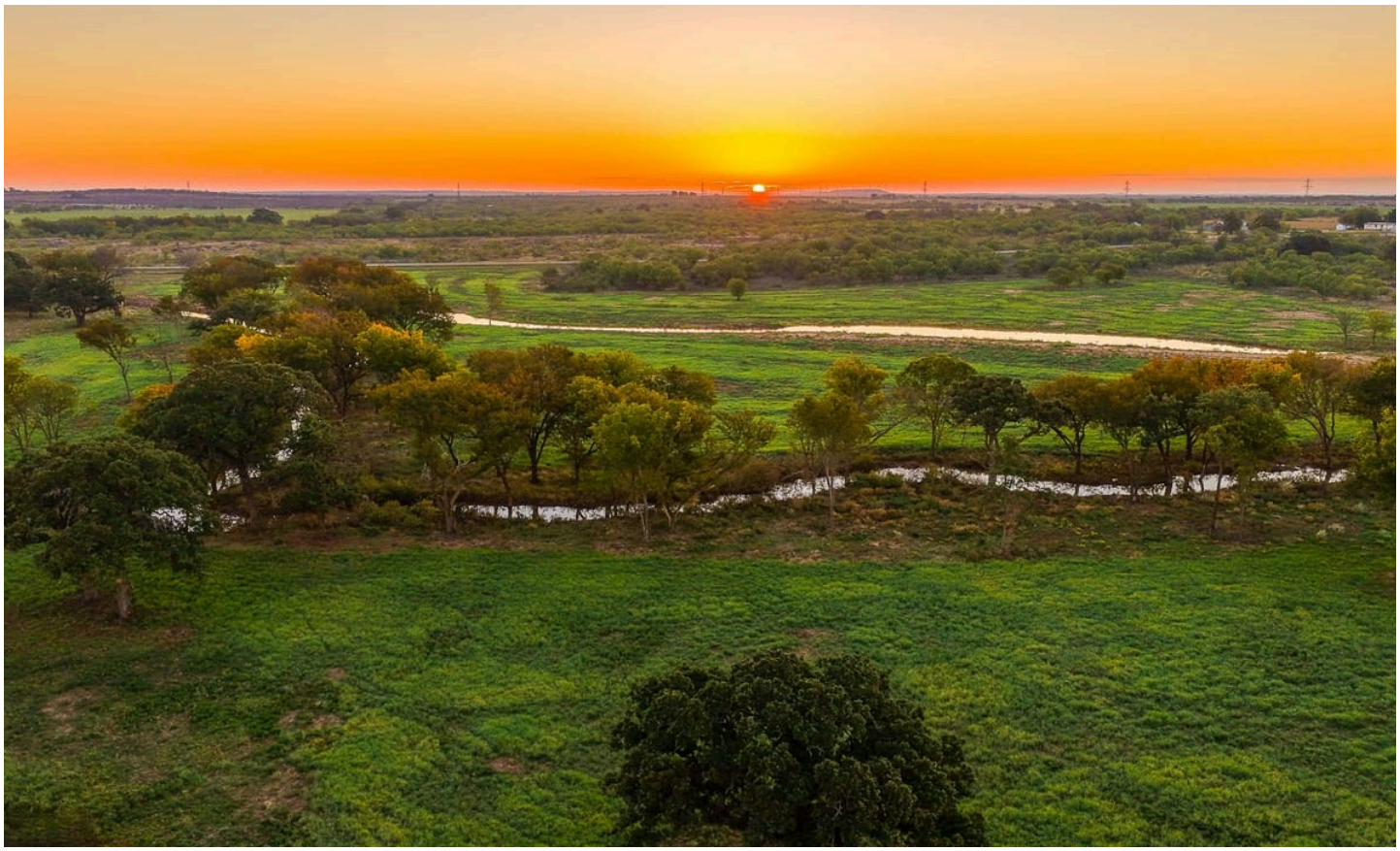
Hardwood Creek
TBD FM 1769
Olney, TX 76374

$1,360,000
160± Acres
Young County







CAMPBELL
FARM & RANCH

MORE INFO ONLINE:

https://cfrland.com/

SUMMARY

Address
TBD FM 1769

City, State Zip
Olney, TX 76374

County
Young County

Type
Hunting Land, Business Opportunity, Ranches, Recreational Land, Undeveloped Land, Horse Property

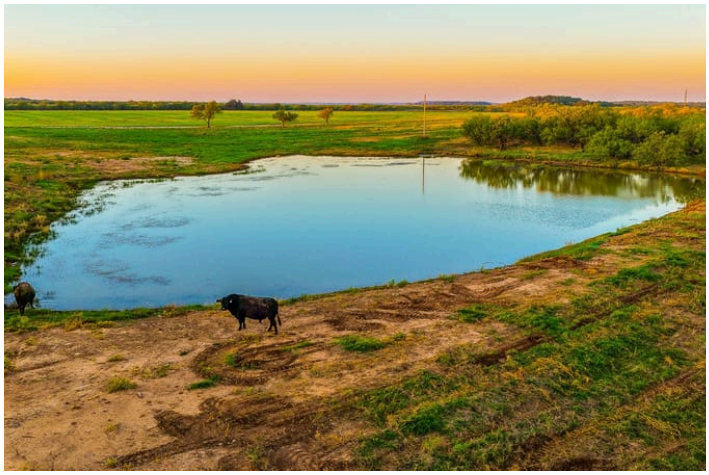
Latitude / Longitude
33.262330 / -98.619332

Taxes (Annually)
$266.5

Acreage
160

Price
$1,360,000

Property Website
cfrland.com







PROPERTY DESCRIPTION

Hardwood Creek spans 160 acres of stunning countryside in Young County, north of Graham, Texas. With wooded areas scattered throughout, the ranch offers an excellent mix of native pasture and tree cover.

Enhancing the property's scenic beauty, a seasonal creek lined with mature hardwood trees winds through the acreage. Complementing the waterway are five stock ponds, including two newly improved ponds situated along the creek bottom. At higher elevations, open pastures transition into wooded areas, creating an inviting landscape well-suited for a combination of uses.

Recent improvements include new six-strand barbed-wire fencing and two new water gaps. A new pipe-gated entrance provides easy access from a well-maintained Farm-to-Market Road. Electricity and water are available for further development. New Bermuda grass has been planted throughout the ranch.

With its productive qualities and picturesque landscape, Hardwood Creek offers an appealing balance of agricultural practicality and recreational enjoyment. Whether raising cattle, pursuing hunting opportunities, or establishing a private country retreat, this property offers the versatility to accommodate a variety of ownership goals.

The seller is willing to divide the acreage, offering additional flexibility for prospective buyers.

AGENT COMMENTS: Hardwood Creek offers a peaceful country setting with utilities available, making this versatile property ideal for hunting, cattle ranching, or investment. The aerial image is outdated and does not reflect the recent mesquite clearing and newly established grasses.

-- RANCHING IMPROVEMENTS --

- Fencing ~ North & East; new perimeter fence, 6-strand barbed wire
- Improvements ~ 5 improved ponds, improved Bermuda mix grasses
- Roads ~ ATV/UTV dirt roads, gravel

-- WATER, COVER & TERRAIN --

- Surface Water ~ 5 ponds; .39ac., .42ac., .72ac., 1 ac., 1.25ac. when full
- Seasonal Creek ~ 1800 ft; northside
- Elevation ~ 40 ft of elevation change
- Tree Cover ~ Light to heavy woods; hardwoods, mesquite, cedar, elm, hackberry & willow
- Underbrush ~ thick underbrush; west side
- Pasture ~ Mixed native grasses; 35 acres new Bermuda Mix
- Soil ~ Sandy & gravelly loam
- Grazing ~ Grazed by owner

-- HUNTING & RECREATION --

- Native Wildlife ~ Whitetail Deer, turkey, 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 to convey

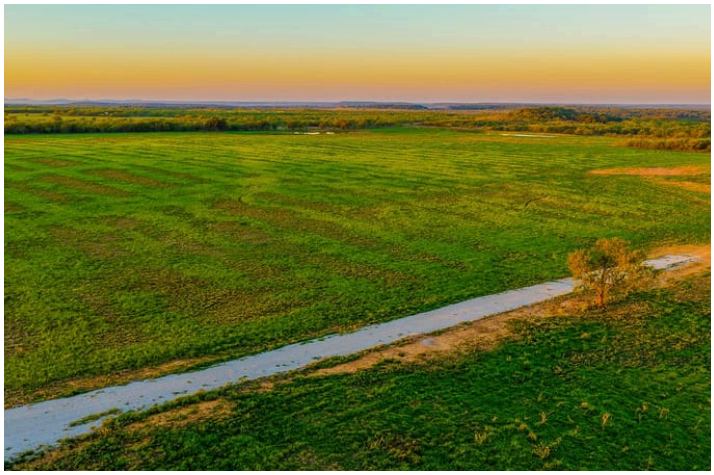
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease on property; wind lease 7 miles north of property

-- ACCESS & DISTANCES --

- Road Frontage ~ 3,770 ft of FM 1769
- Nearby Towns ~ 10 mi N of Graham, Texas
- Major Cities ~ 50 mi S of Wichita Falls, 110 mi NW of Fort Worth
- Airport ~ 15 mi NW of Graham Municipal, 55 mi SW of Wichita Falls Regional

Listing Agent: LaChelle Clark (254) 477-3500








LISTING REPRESENTATIVE

For more information contact:



Representative
LaChelle Clark

Mobile
(254) 477-3500

Office
(940) 549-7700

Email
lachelle@cfrland.com

Address
801 Elm Street

City / State / Zip
Graham, TX 76450

NOTES

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DISCLAIMERS

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Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
https://cfrland.com/