Rabbit Furr Ranch
TBD G Furr Rd
Olney, TX 76374

$3,777,280
962.2± Acres
Young County

CAMPBELL
FARM & RANCH

MORE INFO ONLINE:

https://cfrland.com/

SUMMARY

Address
TBD G Furr Rd

City, State Zip
Olney, TX 76374

County
Young County

Type
Farms, Hunting Land, Ranches, Recreational Land

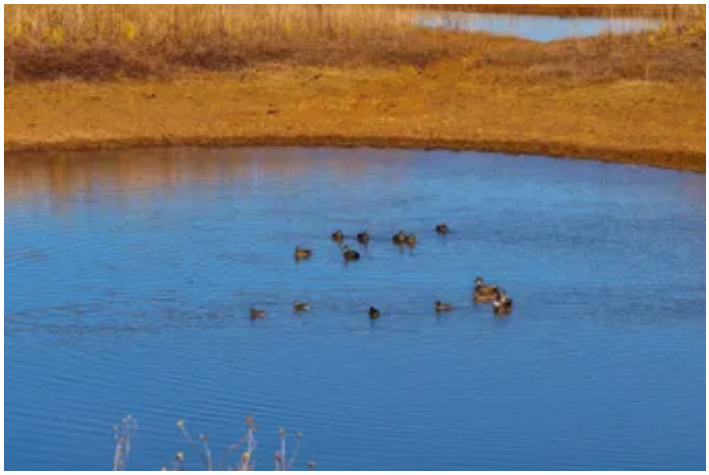
Latitude / Longitude
33.300123 / -98.861597

Taxes (Annually)
$2,063

Acreage
962.2

Price
$3,777,280

Property Website
https://cfrland.com/detail/rabbit-furr-ranch/young/texas/98840/



PROPERTY DESCRIPTION

This 962.2 acre ranch on G. Furr Road in Young County, Texas, presents a rare opportunity to acquire a large-scale, well-maintained cattle operation with established infrastructure and a proven production history. The ranch has recently been surveyed into three tracts: 321.38 acres on the north side of the road and two tracts totaling 640.82 acres on the south side. Together, the ranch offers the scale, water resources, and operational improvements serious agricultural investors seek. The property includes approximately 383 acres of productive cropland, with the balance in native and improved grasses. The grasslands are largely open and highly fertile, with intensive brush control practiced for many years to maximize grazing capacity and operational efficiency. Cross fencing supports rotational grazing, wheat pasture management, and overall cattle performance while promoting responsible land stewardship.

Water is a major asset of this ranch. Rabbit Creek meanders through the interior, creating mature hardwood corridors that enhance habitat for livestock and wildlife. Multiple ponds provide abundant surface water, and hand-dug water wells are located on both the north and south tracts. Rural water is in place with multiple lines running to several water troughs on both sides of the road, reinforcing the ranch's reliability for sustained cattle operations. Electricity is on-site on the north side, supporting current improvements and future expansion.

In addition to its agricultural strengths, the ranch offers several beautiful homesite locations throughout the property. Elevated areas provide expansive views of the surrounding countryside, creek corridors, and productive fields, creating ideal settings for a primary residence or weekend retreat while still maintaining full ranch functionality. The surface water also contributes to the ranch's recreational appeal. Ducks and geese frequent the ponds, the ponds offer fishing opportunities, and wildlife travel the creek corridors where hardwood cover meets productive wheat fields, creating excellent habitat and year-round enjoyment.

Improvements include a barn, implement shed, and storage container on the north tract, along with a barn on the south tract. Livestock working pens are located on both sides of the road near the barns, enabling efficient cattle handling across the entire 962.2 acres. The seller is also willing to divide the ranch and sell the 321.38 acre north tract separately, as well as the 640.82 acre south tract separately, and would further consider dividing the south tract into two separately surveyed tracts consisting of 320.58 acres and 320.24 acres.

With its combination of scale, dependable water infrastructure, productive soils, functional improvements, multiple homesite options, and recreational appeal, this property offers immediate income-producing capability along with long-term appreciation potential in a strong agricultural region of Young County.

-- IMPROVEMENTS --

- Fences ~ 6-strand barbed wire, perimeter; cross fences-good to fair
- Electricity ~ Ft. Belknap Electric Co-Op meter on N 321.38 ac
- Rural Water ~ Ft. Belknap Water meter on S 640.82 ac; lines to multiple troughs & barn
- Barn ~ Larger barn, pole barn and storage container on N 321.38 ac
- Shed ~ Small shed for feed and cover on S 640.82 ac
- Working Pens ~ Working at both barns

-- WATER, COVER & TERRAIN --

- Creek ~ 2.5 mi Rabbit Creek; wooded creek disects property; holds game
- Surface Water ~ 16 ponds, each over .5 ac; 6 tanks each under .5 ac
- Water Wells ~ 2; seep well near creek on N 31.38 ac; old windmill well on S 640.82 ac
- Cultivation ~ 383 acres planted to winter wheat
- Tree Cover ~ Open to lightly wooded; hardwoods along the creek
- Grasses ~ Kleingrass and Switchgrass, and a variety of native grasses
- Elevation Changes ~ 60ft: Rolling; climbing from S to N

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, turkey, hog, varmint, dove, quail, geese, duck & varmint
- Habitat ~ Thick stands of native and improved grass - excellent bedding; wooded creek
- Pictures & Videos ~ Game camera footage coming soon

-- MINERALS, WIND & SOLAR --

- Mineral Rights ~ Seller's owned minerals (unknown) will convey
- O&G Production ~ No active production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active turbines
- Solar Rights ~ 100% solar rights convey
- Solar Production ~ No active solar panels in the area

-- EASEMENTS --

- Elecricity ~ Meter on N 321.38 ac: Ft. Belknap Electric Co-op
- Water - Meter on W fenceline of S 640.82 ac: Ft. Belknap Water Supply

-- ACCESS & DISTANCES --

- Road Frontage ~ 1.4 mi G. Furr Rd; .7 mi Bishop Rd; .7 mi Self Rd
- Nearby Towns ~ 7 mi SW of Olney; 26 mi NW of Graham
- Major Cities ~ 53 mi SW of Wichita Falls; 92 mi NE of Abilene; 124 mi NW of Ft. Worth
- Airports ~ 7 mi SW of Olney Mun'l; 27 mi NW of Graham Mun'l; 128 mi NW of DFW Int'l

AGENT COMMENTS: Large acreage tracts like this rarely come on the market and offer exceptional agricultural value in today's strong cattle market. Featuring productive grasses, cultivated fields, strong water infrastructure (rural water, wells, ponds), barns, livestock pens, and cross-fencing, all complemented by added recreational appeal. A brand new survey is now available, and the seller is willing to divide this property! Call me today for a showing!

Listing Agent -- Kathy Bailes (940)-256-4958

Locator Map

Locator Map

Satellite Map

LISTING REPRESENTATIVE

For more information contact:

Representative
Kathy Bailes

Mobile
(940) 256-4958

Office
(940) 549-7700

Email
Kathy@cfrland.com

Address

City / State / Zip
Throckmorton, TX 76483

NOTES

NOTES

DISCLAIMERS

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable, but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.

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