

TyCo Ranch Escape
0000 CR 194
Ovalo, TX 79541

\$600,000
156± Acres
Taylor County



TyCo Ranch Escape
Ovalo, TX / Taylor County

SUMMARY

Address

0000 CR 194

City, State Zip

Ovalo, TX 79541

County

Taylor County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.168197 / -100.021437

Taxes (Annually)

\$126

Acreage

156

Price

\$600,000



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PROPERTY DESCRIPTION

Everything you need for a recreational place at an affordable price. Seclusion, utilities, water well, big hills, and abundant wildlife. TyCo Ranch offers a unique, secluded getaway with exceptional whitetail genetics and all the necessary amenities to set up a quiet recreational escape. Some places just seem bigger in nature due to the expansive rolling terrain and mosaic nature of open to cover ratios. This ranch brings added value with the well-fed, clear water tank and a campsite with panoramic views to park a couple RVs or set up a cabin. This little getaway is very special and offers the peace and quiet sought by so many as a weekend escape. You must see it to appreciate it. The wildlife pictures speak for themselves!

Improvements include:

A water well rated at 11 gallons per minute.

A Stock water tank below the campground.

Electric service with two RV connections.

All-weather road access that conveniently loops the entire property.

Perimeter fencing which is in excellent condition.

Several food plots have been established around the property ranging from 1-3 acres.

Minerals: None Owned by surface seller

Location/Access:

40 miles from downtown Abilene leads you to the gated access easement. The TyCo ranch gate is one more mile off the beaten path. The primary road is very well maintained and offers all-weather access to the ranch. As the crow flies it is only about 12 miles due west of Ovalo in the picturesque rolling hills.

Taxes: 1D1 agriculturally exempt status.

Leases:

No active leases in place. A neighbor periodically manages the grass with flash grazing a few times a year in a conservative manner.

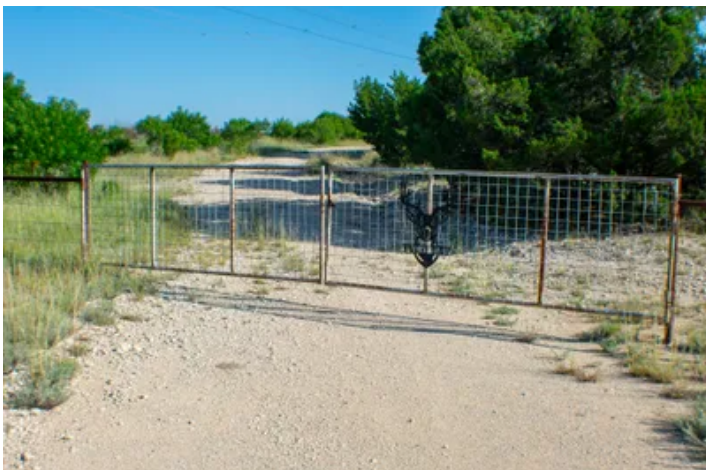
Contact Info:

Lee Burton - Listing Agent - [\(979\) 204-3121](tel:9792043121)

Other Remarks:

Lots of special memories have been made for the current owners of this land and they are now at a stage of life to pass it along to another group or family to enjoy. The land has been very conservatively hunted in recent years. Dove hunting is said to be outstanding. Turkeys and deer are numerous with conservative minded neighbors. Feral hog hunting also provides excellent opportunities to introduce kids and new sportsmen to hunting.

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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lee Burton

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NOTES

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Rockwater Land & Home

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