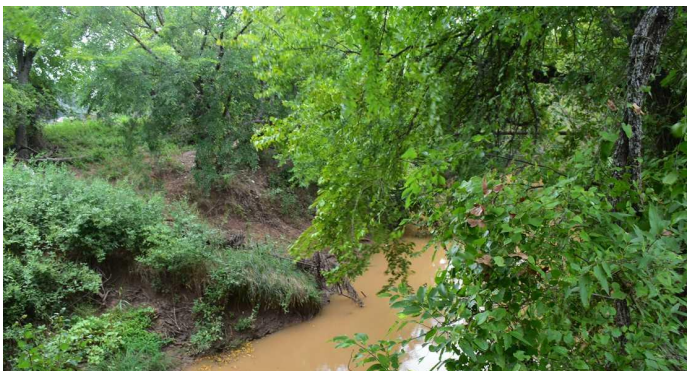


**Elm Creek 80! Exceptional 80 acre
Hunting and Recreational Tract,
Newcastle, Young Co
Newcastle, TX 76372**

\$240,000
80 +/- acres
Young County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Elm Creek 80! Exceptional 80 acre Hunting and Recreational Tract, Newcastle, Young Co Newcastle, TX / Young County

SUMMARY

City, State Zip

Newcastle, TX 76372

County

Young County

Type

Ranches, Recreational Land

Latitude / Longitude

33.1818 / -98.9357

Acreage

80

Price

\$240,000

Property Website

<https://moreoftexas.com/detail/elm-creek-80-exceptional-80-acre-hunting-and-recreational-tract-newcastle-young-co-young-texas/10489/>



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PROPERTY DESCRIPTION

The Elm Creek 80 acres is Prime Hunting ground just southwest of Newcastle, TX 76372, Young County! Rarely do you see a smaller parcel have not 1 but 2 good creeks on a property of this size. Elm Creek meanders through much of the property with a secondary creek feeding off running east to west. The property has bountiful timber with large mesquite, and an abundance of hardwoods throughout the 80 acres. Approx. 15 acres sits on the south side of Elm Creek providing a perfect sanctuary with plenty of groceries, neighboring wheat fields and timber the property holds the the wildlife. The property is lush with excellent native grasses as well as having excellent access off HWY 380. If you are wanting to get out of paying big lease money but need an affordable place to call your own, the Elm Creek is a must see and won't last long.

LOCATION: SW of Newcastle, Young Co, HWY 380

WATER: Elm Creek

UTILITIES: Electric is across the road and rural water(per seller)

WILDLIFE: Whitetail, hog, turkey, waterfowl, varmints

MINERALS: SURFACE ESTATE ONLY(There is no production on the property)

VEGETATION: Dense cover with abundance of large mesquite, hardwoods, etc.

TERRAIN: Level to gently rolling

SOILS: Clay Loam/Gowen Loam(good for crops, few limitations)

IMPROVEMENTS: None

CURRENT USE: Hunting and livestock

POTENTIAL USE: Hunting, livestock, possible building location

FENCING: Good

ACCESS: Black top Hwy 380



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OF TEXAS**

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SHOWINGS: Appointment only, listing agent may be required to be at all showings.

DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

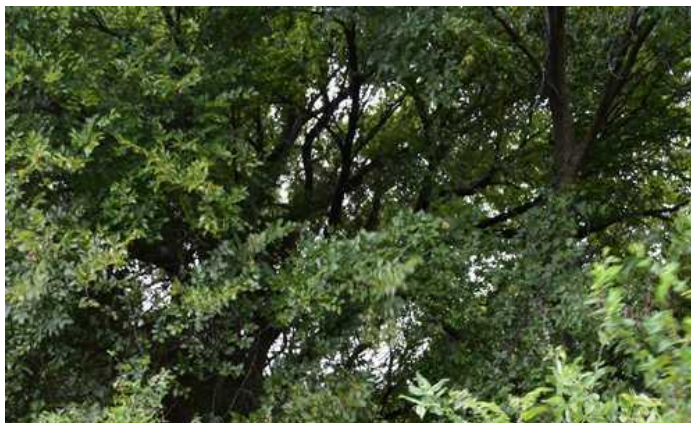


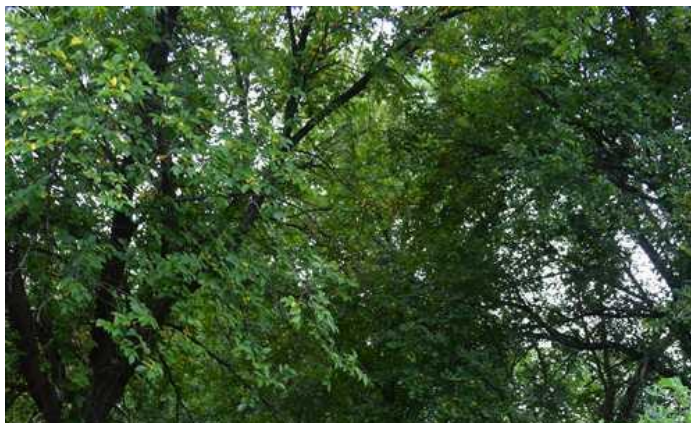
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Locator Maps



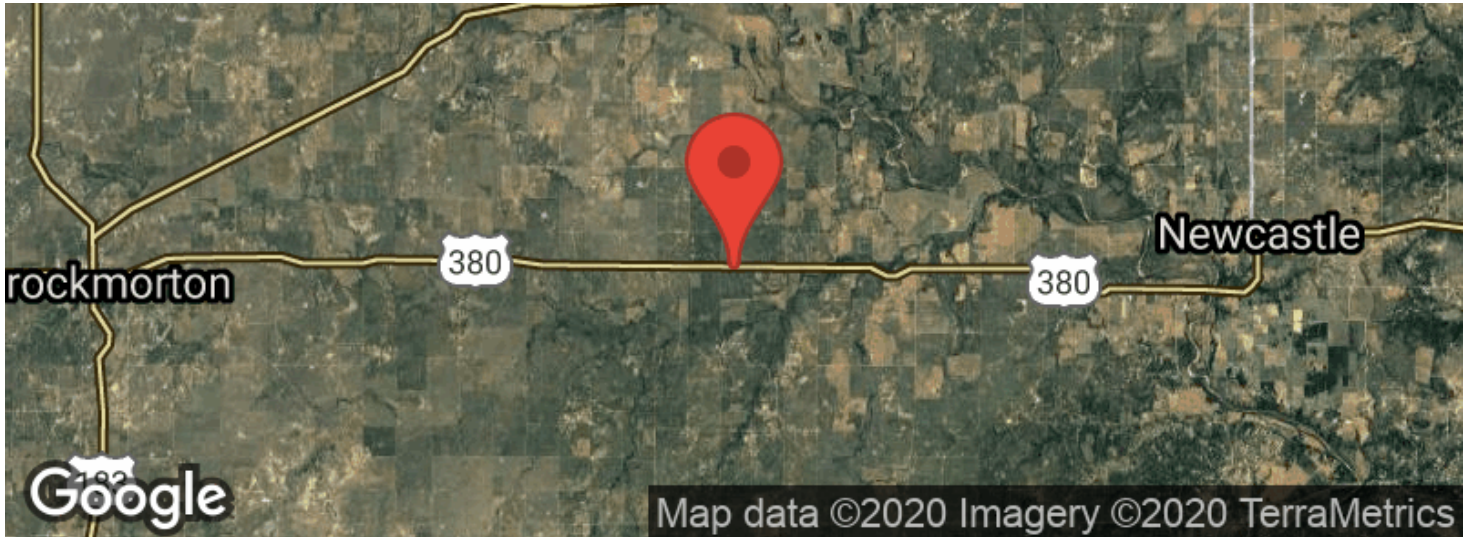
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Aerial Maps



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Elm Creek 80! Exceptional 80 acre Hunting and Recreational Tract, Newcastle, Young Co Newcastle, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Mclemore

Mobile

(940) 781-8475

Email

mmclemore@mossyoakproperties.com

Address

111

City / State / Zip

Archer City, TX, 76351

NOTES

This image shows a blank 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.



MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Mossy Oak Properties of Texas

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