

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



TyCo Ranch Escape

Ovalo, TX / Taylor County

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.

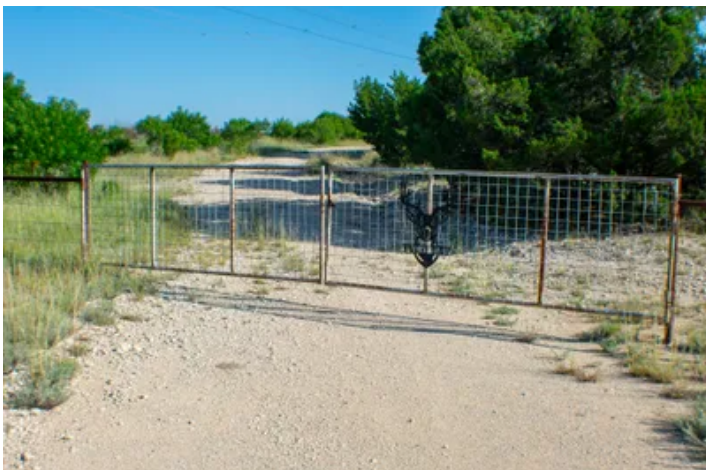
Contact Info:

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

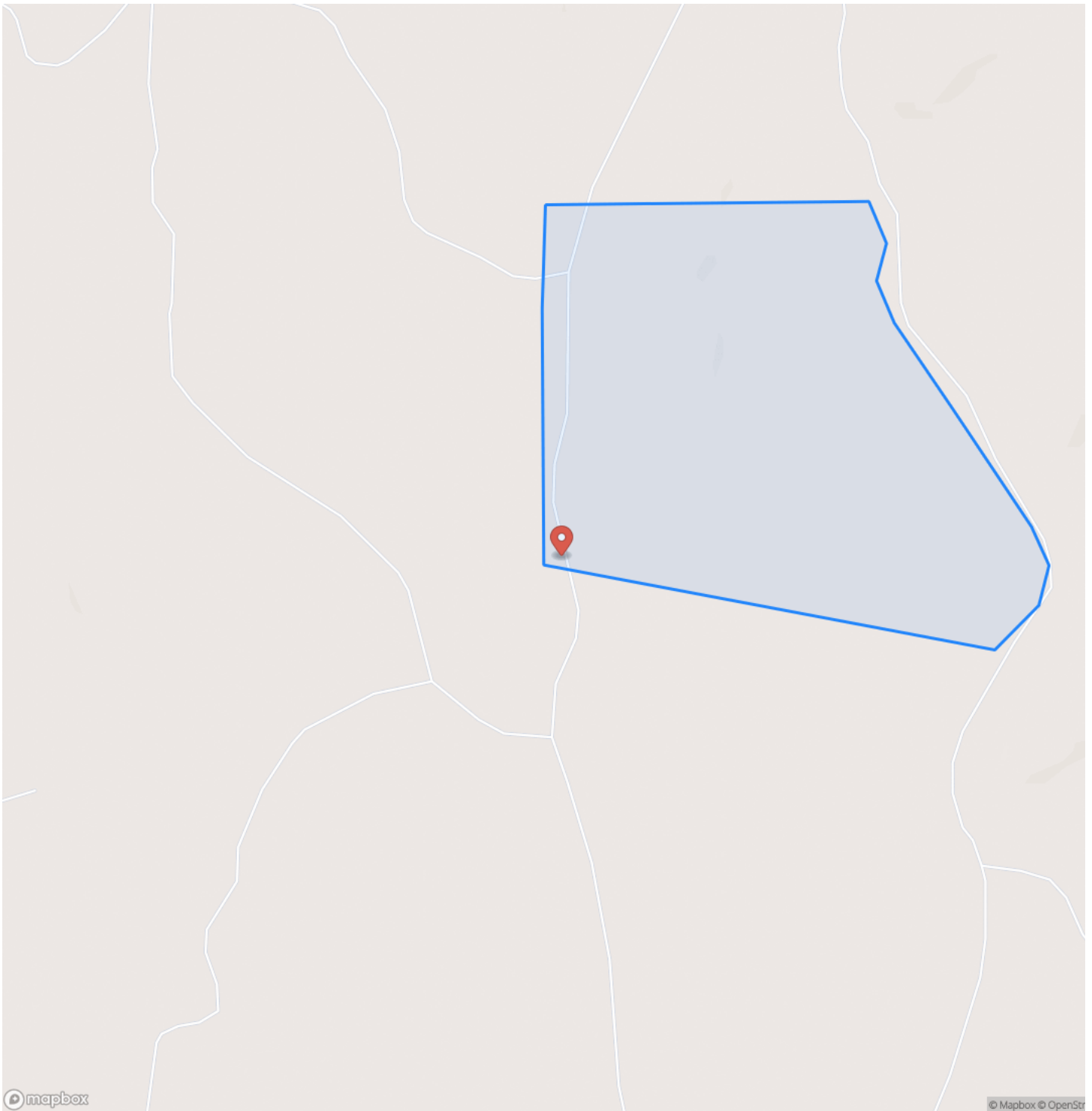
Other Remarks:

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.

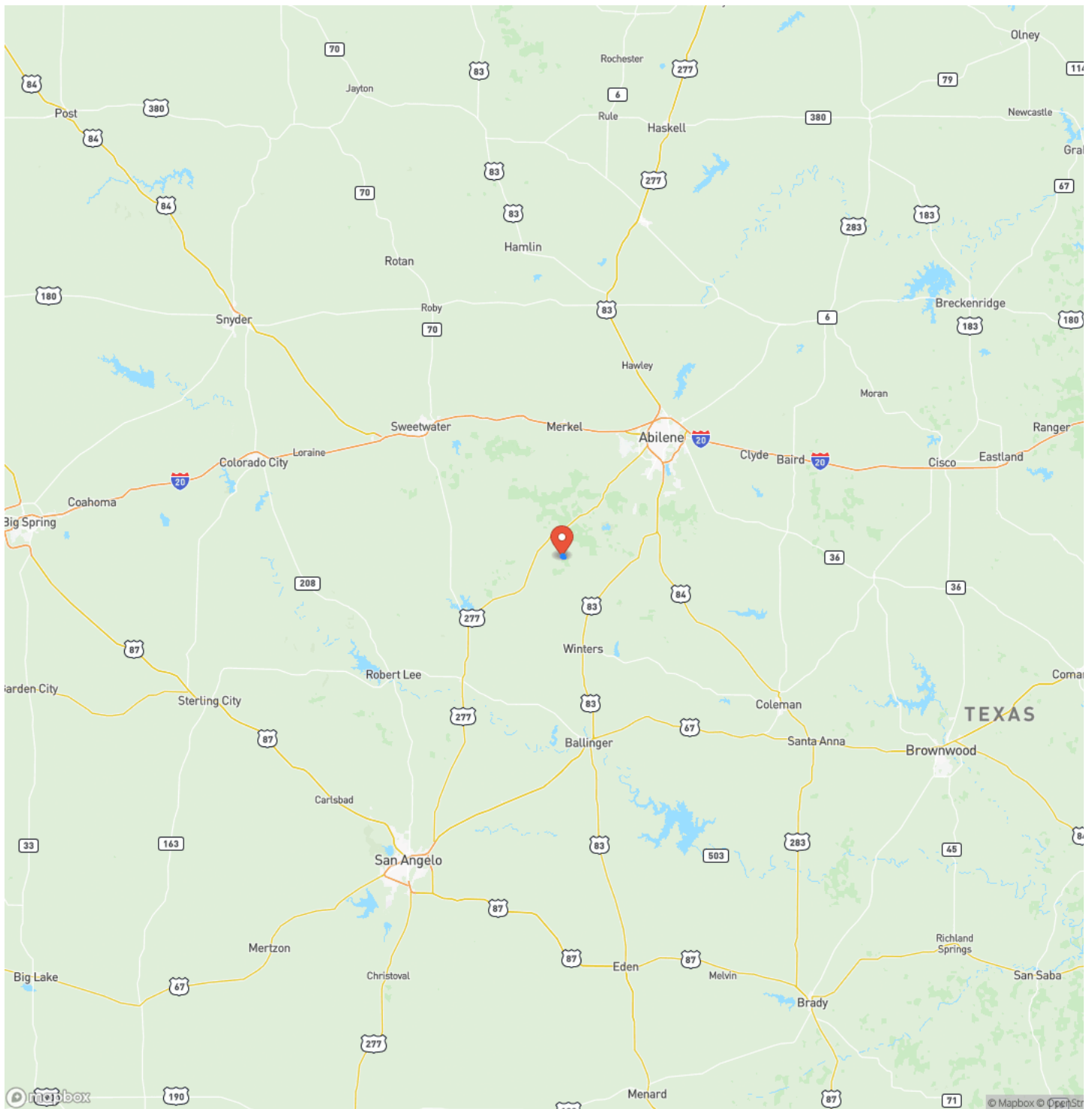
TyCo Ranch Escape
Ovalo, TX / Taylor County



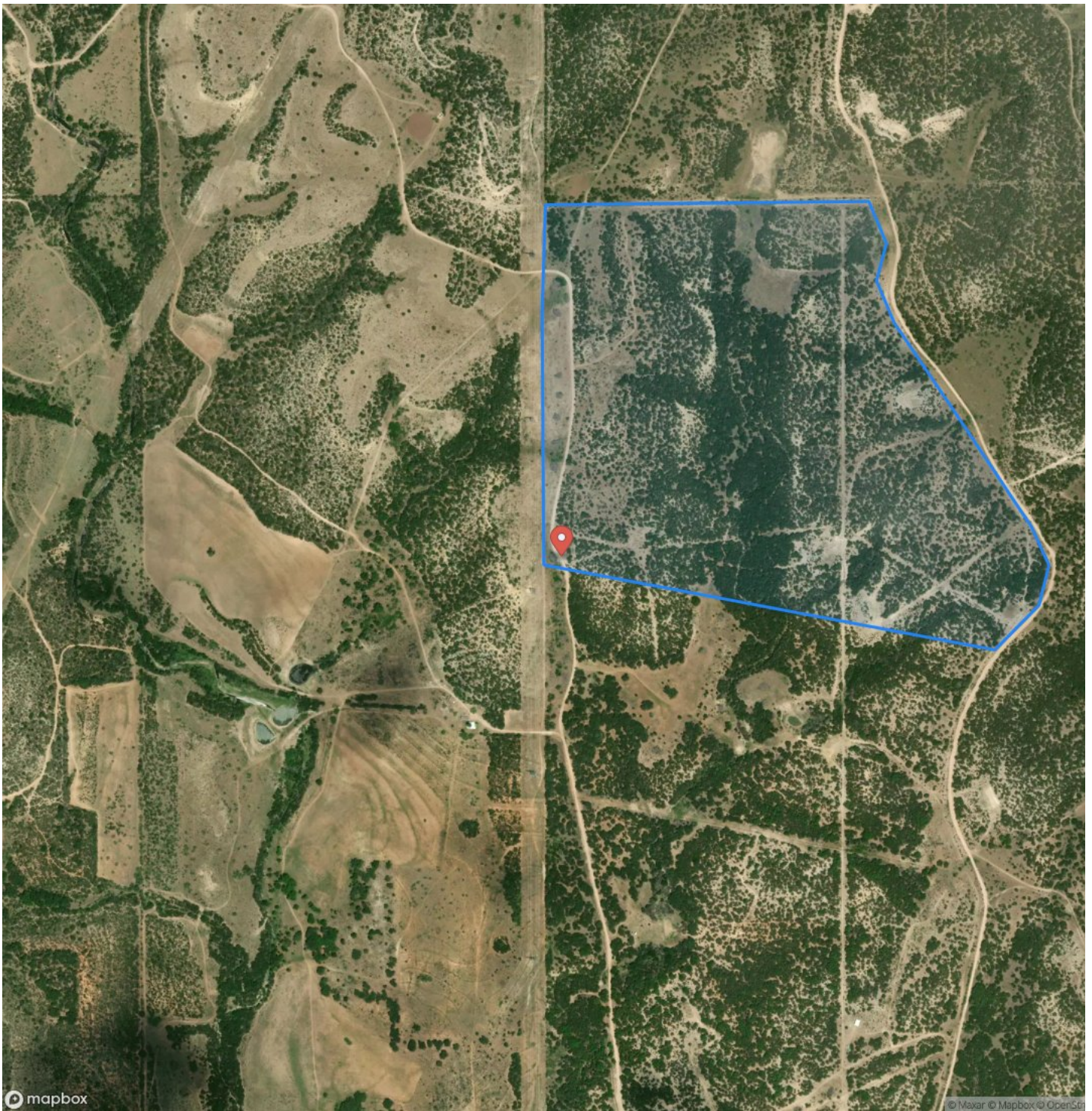
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lee Burton

Mobile

(979) 204-3121

Office

(979) 204-3121

Email

lee@thewilderco.com

Address

702 North 2nd St.

City / State / Zip

Abilene, TX 79601

NOTES

[illegible]

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.

Wilder Real Estate Co.
702 North 2nd St.
Abilene, TX 79601
979-204-3121
wilderrealco.com
