

HERTIG RANCH
6172 FM 1769
Olney, TX 76374

\$1,100,000
87± Acres
Young County



HERTIG RANCH
Olney, TX / Young County

SUMMARY

Address

6172 FM 1769

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Hunting Land, Horse Property, Undeveloped Land,
Residential Property, Ranches, Recreational Land

Latitude / Longitude

33.328649 / -98.599613

Dwelling Square Feet

2,000

Bedrooms / Bathrooms

3 / 1

Acreage

87

Price

\$1,100,000

Property Website

<https://ranchrealestate.com/property/hertig-ranch/young/texas/94498/>



HERTIG RANCH

Olney, TX / Young County

PROPERTY DESCRIPTION

Hertig Ranch – 87± Acres | Northern Young County, Texas

Multi-Use Ranch • Hunting • Equine • Cattle • Recreation • Strong Investment Potential

Welcome to Hertig Ranch, an exceptional 87-acre multi-use property located in the highly desirable northern portion of Young County. This North Texas gem offers an impressive blend of functional improvements, natural beauty, and diverse land use—making it ideal as a primary residence, weekend retreat, hunting ranch, equine facility, cattle operation, or long-term investment.

At the heart of the ranch sits a charming **1932 farmhouse**, updated with a **new metal roof**, **new siding**, and **recent appliances**, while preserving its original character with **beautiful wood floors**. This 1½-story home offers **3 bedrooms**, **1½ baths**, and approximately **2,000 sq. ft.** of comfortable living space. With both a **private water well** and **co-op water from Seymour Water**, the property benefits from two reliable water sources—an invaluable asset in this region.

The ranch is well-equipped for livestock and equestrian use. Improvements include:

- **Riding arena**
- **Horse barn** with **4 stalls**, feed room, and tack room
- **Equipment/shop barn**
- **Multiple sheds**
- **Cross-fencing** for rotational grazing
- **Goat-tight fencing** in addition to traditional barbed-wire fencing
- **Vintage windmill** that adds to the property's classic ranch appeal

With **four tanks** providing dependable year-round water for livestock and wildlife, the ranch is perfectly suited for both agricultural and recreational purposes. The land offers a balanced mix of **cleared pastures** and **heavy tree cover**, creating excellent wildlife habitat. Hunters will appreciate abundant **white-tail deer**, **turkey**, **hogs**, **dove**, **duck**, and various varmints—making this an ideal North Texas hunting destination.

The terrain features **mesquite** with scattered **hardwoods**, and the acreage offers multiple attractive building sites if expansion or new construction is desired.

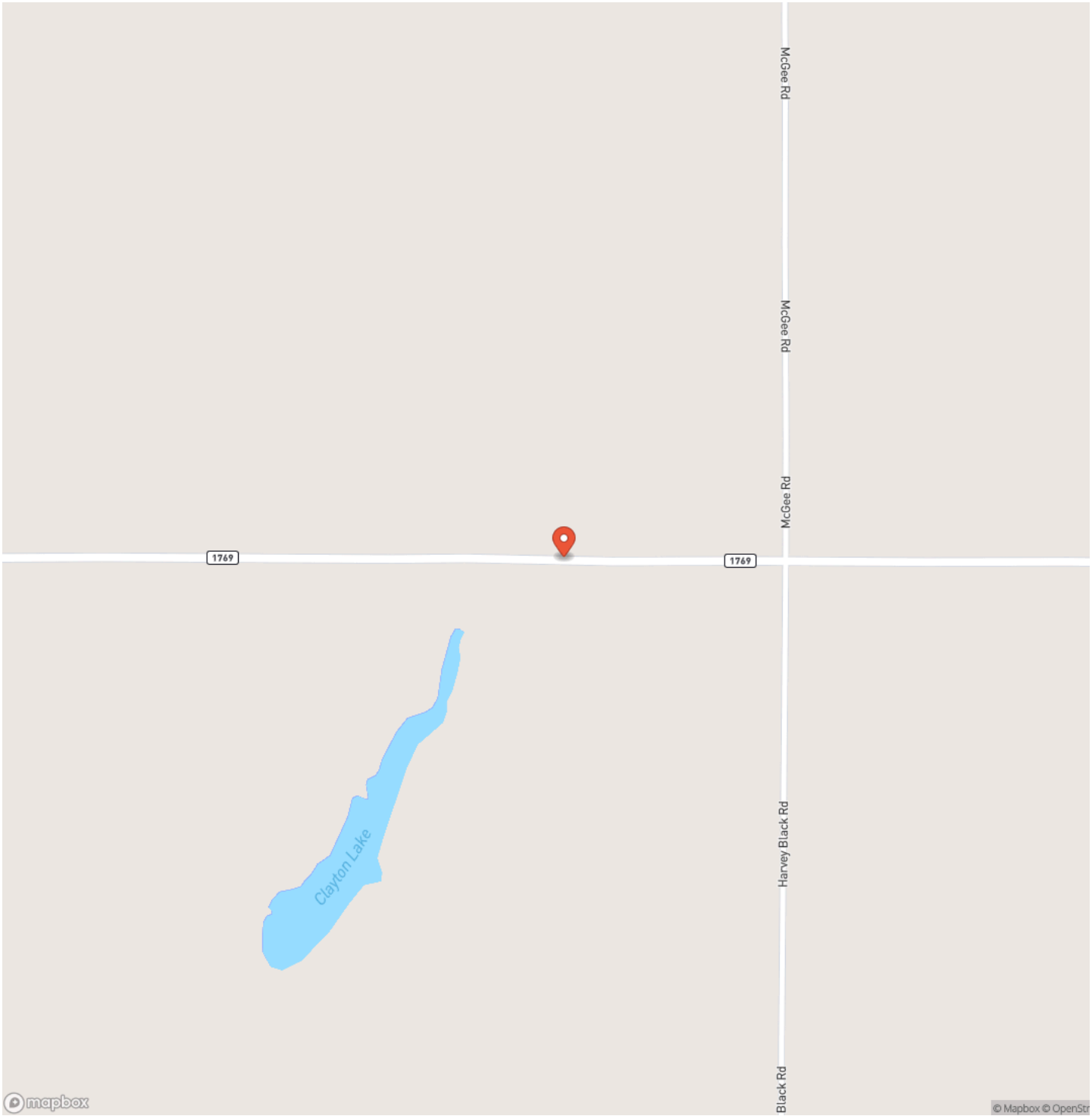
Located just a short drive from **Graham** and **Olney**, the ranch enjoys the charm of small-town living along with convenient access to dining, shopping, and additional recreation.

Hertig Ranch is a must-see property with true multi-use versatility and strong investment potential. Whether you're looking for a working ranch, a recreational getaway, a family homestead, or a land investment in one of North Texas's most desirable regions, this property delivers endless possibilities.

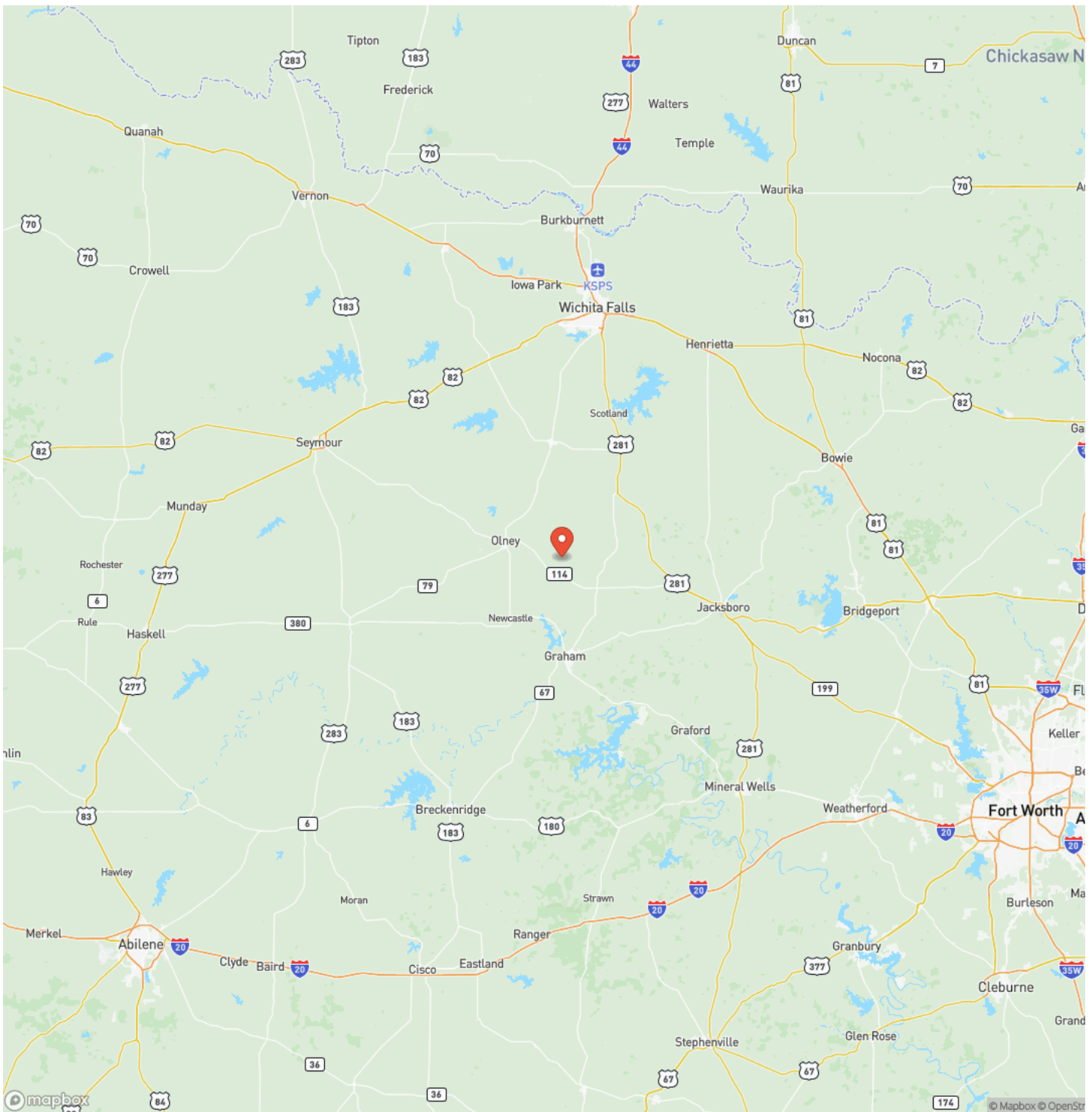
HERTIG RANCH
Olney, TX / Young County



Locator Map



Locator Map



Satellite Map



HERTIG RANCH
Olney, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

(817) 946-7742

Email

Steve@CapitolRanch.com

Address

City / State / Zip

Graham, TX 76450

NOTES

[illegible]

NOTES

[illegible]

DISCLAIMERS

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information has been obtained from sources deemed reliable but not guaranteed. All dimensions and boundaries are estimated, and the buyer has the right to verify prior to submitting an offer. Capitol Ranch Real Estate makes no representation, warranty, or covenant of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which are purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. Please submit an offer with earnest money one percent of the asking price. Contact listing broker for preferred title company. The photos and information may not be duplicated in whole or part without the expressed written consent of Capitol Ranch Real Estate

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
