

**Oak Creek Ranch**  
Loving, TX 76460

**\$765,000**  
225 +/- acres  
Young County





**Oak Creek Ranch**  
**Loving, TX / Young County**

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**SUMMARY**

**City, State Zip**

Loving, TX 76460

**County**

Young County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.262764 / -98.5106738

**Acreage**

225

**Price**

\$765,000

**Property Website**

<https://cfreland.com/detail/oak-creek-ranch-young-texas/19591>



## **PROPERTY DESCRIPTION**

Oak Creek Ranch is 225 acres of heavily wooded hunting land in northern Young County, just a short drive from Loving, Texas. A seasonal waterway (Oak Creek) in the southeast corner provides water to a smaller pond. On the western boundary, the remaining ponds provide ample water for local wildlife. A field in the center of the ranch offers an ideal location for a food plot or sunflower patch to attract the area's renowned flights of mourning and white-wing dove. This exceptional habitat coupled with opportunities for a profitable cattle business allows for recreational activities and income potential. Road frontage and access to utilities on the north and west sides create the ability for investors to easily sub-divide the property and re-sell.

### **- RANCHING IMPROVEMENTS -**

- Good fencing & cross fencing
- ATV/UTV interior roads; Access to the entire ranch

### **- WATER FEATURES -**

- 5 Small ponds
- 2,270+/- ft of Oak Creek; Seasonal creek
- Water meter availability; Good underground water in the area

### **- TERRAIN -**

- 30+/- ft of rolling elevation
- Low areas holding water; Ponds along the south and western boundary
- Thick, mature mesquites in places

### **- COVER -**

- *Tree Cover*--80% Heavily wooded; mesquite with a few hackberry trees
- *Underbrush*--Heavy; Lotebush, bumelia, skunkbush, prickly pear, turkey pear
- *Native Grasses*--Thick; Verbal Grazing Lease
- *Cultivation*--45-acre field-currently in native grasses

### **- WILDLIFE -**

- Excellent mourning & white wing dove
- White-Tail Deer & Rio Grande turkey

- Hog, bobcats, & varmints

- MINERALS -

- No active oil and gas wells
- Mineral interest unknown

- ACCESS -

- FM 2652 frontage (Red Top Road)-3,421 ft; Ligon Road-2,650 ft
- On the corner of FM 2652 & HWY 114
- Gate on property

- DISTANCES -

- 3 miles west of Loving
- 11 miles north of Graham (Airport w/fuel)
- 13 miles east of Olney
- 46 miles south of Wichita Falls
- 76 miles northwest of Fort Worth
- 96 miles northwest of Dallas

**Agents Comments:** Oak Creek Ranch is a clean ranch that needs some basic range management to capitalize on its attributes. Customizing the ranch to one's liking would be easy with the availability of road frontage and utilities in the area.

**Listing Agent:** Heath Kramer (940) 456-0575

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\*\*\*Cooperating Agent/Brokers must make the 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 and Ranch LLC's sole discretion.\*\*\*

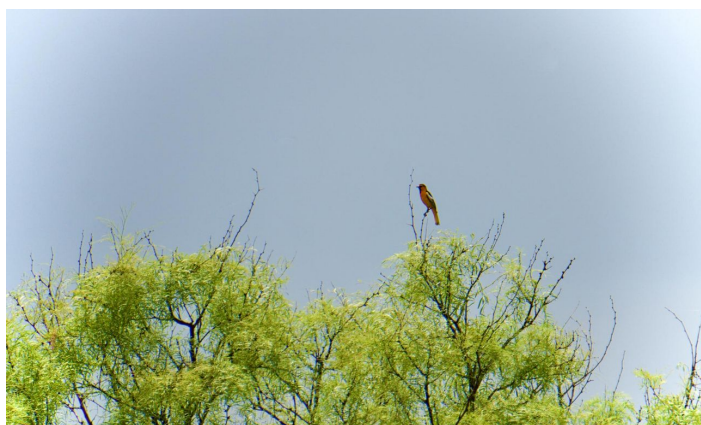
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**Loving, TX / Young County**

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# Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Heath Kramer

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**Office**

(940) 549-7700

**Email**

heath@cfreland.com

**Address**

801 Elm Street

**City / State / Zip**

Graham, TX 76450

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**NOTES**

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## **DISCLAIMERS**

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