

**NEW PRICE! HDH Ranch--Turn Key
Hunting and Cattle Ranch-1580 acres
Newcastle, TX 76372
1421 S Furr Rd
Newcastle, TX 76372**

\$3,900,000
1,580 +/- acres
Young County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

NEW PRICE! HDH Ranch--Turn Key Hunting and Cattle Ranch-1580 acres Newcastle, TX 76372

Newcastle, TX / Young County

SUMMARY

Address

1421 S Furr Rd

City, State Zip

Newcastle, TX 76372

County

Young County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.2723 / -98.8270

Dwelling Square Feet

3695

Bedrooms / Bathrooms

4 / 3

Acreage

1,580

Price

\$3,900,000

Property Website

<https://moreoftexas.com/detail/new-price-hdh-ranch-turn-key-hunting-and-cattle-ranch-1580-acres-newcastle-tx-76372-young-texas/6230>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

NEW PRICE! HDH Ranch--Turn Key Hunting and Cattle Ranch-1580 acres Newcastle, TX 76372

Newcastle, TX / Young County

PROPERTY DESCRIPTION

Where the horizon meets the heart is where you will find this cattlemans and hunters dream. Located on S Furr Rd in Young County near Newcastle, TX 76370, this 1580 ranch is perfect for both cattle and outfitting operations. Travel the gravel road from the entrance to the homestead and take in the beauty that has been bestowed upon this land. The 3,695 sq ft homestead is nestled in the far northeastern corner of the ranch offering seclusion and privacy. The home has 4 bedrooms, 3 bathrooms, an outdoor fireplace on the rear patio, and an in-ground pool. The ranch is teaming with oak, pecan and mesquite trees, as well as an abundance of native grasses, providing cattle and wildlife a bounty of food as well as more than ample coverage. Two ponds stocked with bass, crappie and catfish afford ample opportunity to relax by the water. An additional 14 ponds dot the terrain. Two wet weather creeks, the California and the Rabbit, meander through the center, western and southern sections of the ranch and their banks are shadowed with various hardwoods. The terrain is gently rolling near the entrance and gradually turns to gorgeous ravines and rock outcroppings on the southeastern portion of the ranch contributing to the humbling views. The open concept hunting lodge is 2,400 sq ft and has 7 bedrooms, 2 bathrooms and a garage. The hunting possibilities are exceptional with whitetail deer, hogs, turkey, waterfowl, dove and assorted varmints. The property is fenced and cross fenced into 3 pastures and two 40 acre traps; fencing is 5-6 strand and is in good to excellent shape. A high fence is located on the eastern border and approximately half of the southern border; a new owner would only have 2.5 sides to high fence if they so desired. In the complex near the homestead sits a 12,000 sq ft shop w/a concrete floor, a 900 sq ft office and a 900 sq ft storage building. A 1,440 sq ft horse barn w/four 12x12 stalls and 12x15 turnouts, a tack room and pens is nestled near the large shop. The 12,000 sq ft covered pens were meticulously designed for optimal use with ten 20x70 holding pens separated by a wide alley in the middle of the covered area, water, electricity and a portable electric chute system.

1.4 miles (7,392 ft) frontage

3,695 sq ft home w/4 beds/2 baths, inground pool, outdoor FP, 39,000 gl water storage system

2,400 sq ft hunting lodge w/6 beds/2 baths and a garage

12,000 sq ft barn (80x150) each end has a roll-up door and there is one walk-in door

12,000 sq ft covered pens (60x200) w/10 large runs approx 20x70 each, portable electric squeeze chute, multiple water catch/cistern systems as well as rural water

1,440 sq ft horse barn w/4 stalls (12x12) and 4 turnouts (12x15), a tack room, covered exterior parking/storage, roll-up doors, water and electricity

900 sq ft office

900 sq ft storage shed

(6) 2 acre feed lot style pens near the working pens

8 blinds and feeders will remain



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

8 fenced food plots

2 ponds stocked with bass, crappie and catfish

6 additional stock ponds

California and Rabbits Creeks and associated draws

Great mix of big solid oak, pecans and other hardwoods, as well as mesquite

Native grasses

Great interior roads easy to traverse; main road to homestead is gravel from the front gate to the garage

Fencing good to great; 5-6 strand; high fence on the east and of the southern fence lines

Mostly gently rolling but turns into rolling toward the eastern side w/great rock outcroppings ravines and awesome views



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**NEW PRICE! HDH Ranch--Turn Key Hunting and Cattle Ranch-1580 acres Newcastle, TX
76372
Newcastle, TX / Young County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**NEW PRICE! HDH Ranch--Turn Key Hunting and Cattle Ranch-1580 acres Newcastle, TX
76372
Newcastle, TX / Young County**

Locator Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**NEW PRICE! HDH Ranch--Turn Key Hunting and Cattle Ranch-1580 acres Newcastle, TX
76372
Newcastle, TX / Young County**

Aerial Maps



NEW PRICE! HDH Ranch--Turn Key Hunting and Cattle Ranch-1580 acres Newcastle, TX 76372

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

[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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com