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









**MORE INFO ONLINE:** 

# 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**

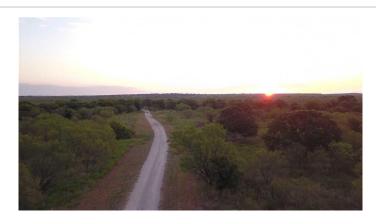
1,580

### **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









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**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

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

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



**MORE INFO ONLINE:** 

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



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**MORE INFO ONLINE:** 

## **Locator Maps**







**MORE INFO ONLINE:** 

## **Aerial Maps**







**MORE INFO ONLINE:** 

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**Newcastle, TX / Young County** 

## LISTING REPRESENTATIVE

For more information contact:



## Representative

Matt Mclemore

#### Mobile

(940) 781-8475

#### **Email**

mmclemore@mossyoakproperties.com

#### **Address**

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## City / State / Zip

Archer City, TX, 76351

<b>NOTES</b>		



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## **DISCLAIMERS**

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**MORE INFO ONLINE:** 

Mossy Oak Properties of Texas 4000 W University Dr Denton, TX 76207 (833) 466-7389 MoreofTexas.com



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