

High Point Ranch North
Newcastle, TX

\$735,800
283 +/- acres
Young County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

High Point Ranch North Newcastle, TX / Young County

SUMMARY

City, State Zip

Newcastle, TX

County

Young County

Type

Ranches, Recreational Land

Latitude / Longitude

33.1513 / -98.9054

Acreage

283

Price

\$735,800

Property Website

<https://moreoftexas.com/detail/high-point-ranch-north-young-texas/8002/>



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PROPERTY DESCRIPTION

High Point Ranch North, a 283 acre property, is a beautiful mix of the best attributes of the Cross Timbers region of Texas. From champion Post Oaks lining ridges, to mesquite flats, to rock outcroppings sitting on top of the high portions of the ranch, providing 10 mile views. This mixed use recreational, ranchland has plentiful water strategically located throughout the property, presenting ample water sources for both wildlife and/or livestock (3 acre lake, 2 stock ponds and a seasonal creek meanders on the eastern portion the ranch). High Point is teeming with diverse wildlife ranging from whitetail deer, turkey, hog, waterfowl, various small game and freshwater fishing on the big lake. Excellent perimeter fencing, existing pens, ample road frontage and utilities/water present.

LOCATION: Young County (13 miles west of Newcastle)

WATER: 3 acre lake, 2 stock ponds and a seasonal creek

CLIMATE: 28" annual rainfall

UTILITIES: Electric meter on property and water is present at road, either county or Fort Belknap coop (buyer to confirm)

WILDLIFE: Whitetail deer, hog, turkey, rabbit, squirrel, duck, and blue heron

MINERALS: None

VEGETATION: Post oak, mesquite, native grasses, clover, prickly pear

TERRAIN: 55' elevation change, Oak lined ridges, mesquite flats, vistas providing big views

SOILS: Kamay silt loam, Bluegrove fine sandy loam, Newcastle jolly complex, Knoco-Vernon complex, Jolly-Rock outcrop complex, Vernon complex, and Springcreek loam

TAXES: \$507.48 annual

IMPROVEMENTS: Cattle pens

CURRENT USE: Hunting and recreation

POTENTIAL USE: Hunting, recreation, grazing



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FENCING: Excellent 5 strand perimeter fencing on 3 sides

ACCESS: Paved road frontage (.7 miles)

EASEMENTS: Electric

LEASES: None

Wildlife photos and soil reports available upon request.

Additional acreage available

Contact Cade Baxter at 214.236.4205 to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEx, LLC.



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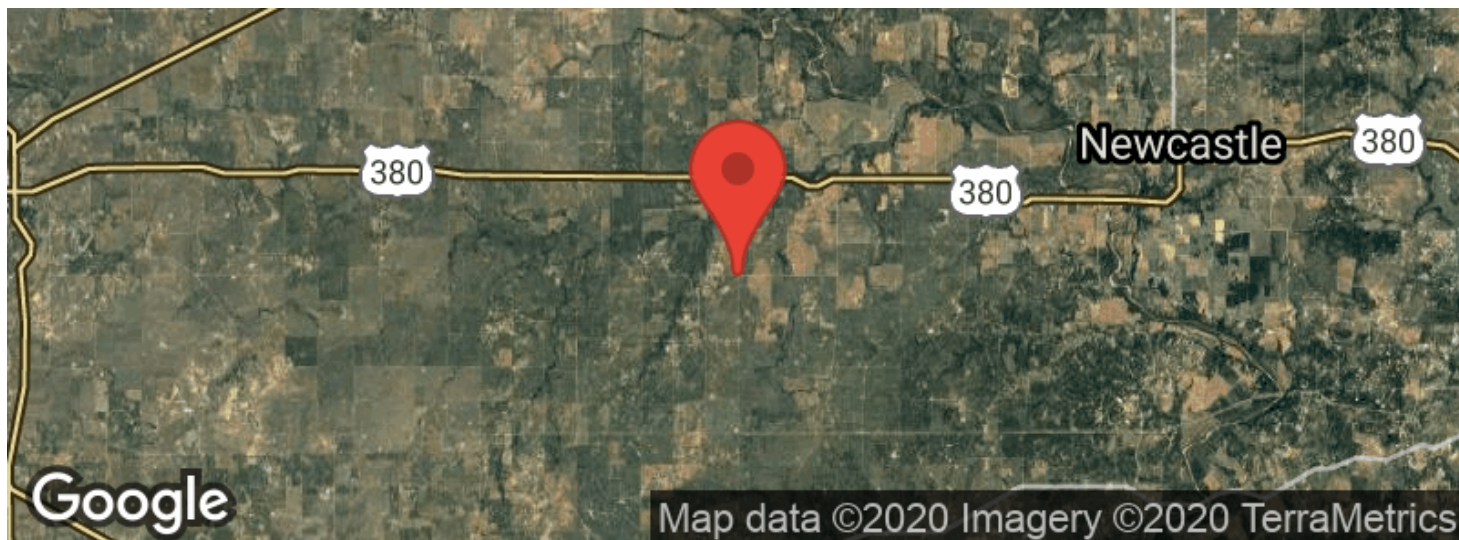
MORE INFO ONLINE:

MoreofTexas.com

Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

4646 E I-30

City / State / Zip

Rockwall, TX, 75087

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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.



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