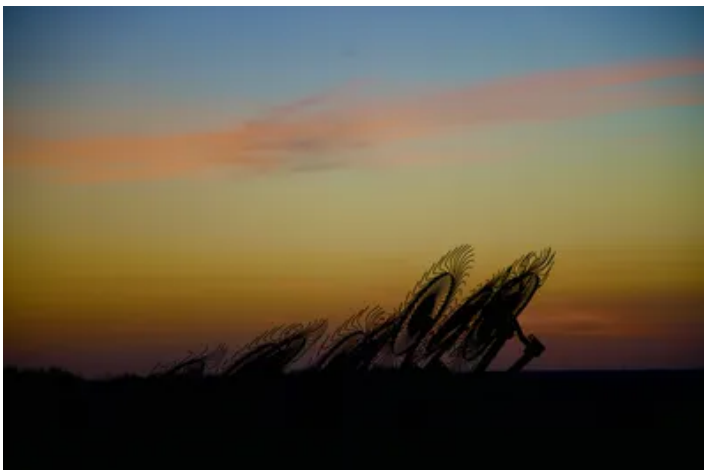


J and C Ranch-120
771 Pringle-Rothell Road
Olney, TX 76374

\$480,000
120± Acres
Young County



J and C Ranch-120
Olney, TX / Young County

SUMMARY

Address

771 Pringle-Rothell Road

City, State Zip

Olney, TX 76374

County

Young County

Type

Ranches, Farms, Recreational Land

Latitude / Longitude

33.319215 / -98.699839

Acreage

120

Price

\$480,000

Property Website

<https://ranchrealestate.com/property/j-and-c-ranch-120-young-texas/84139/>



PROPERTY DESCRIPTION

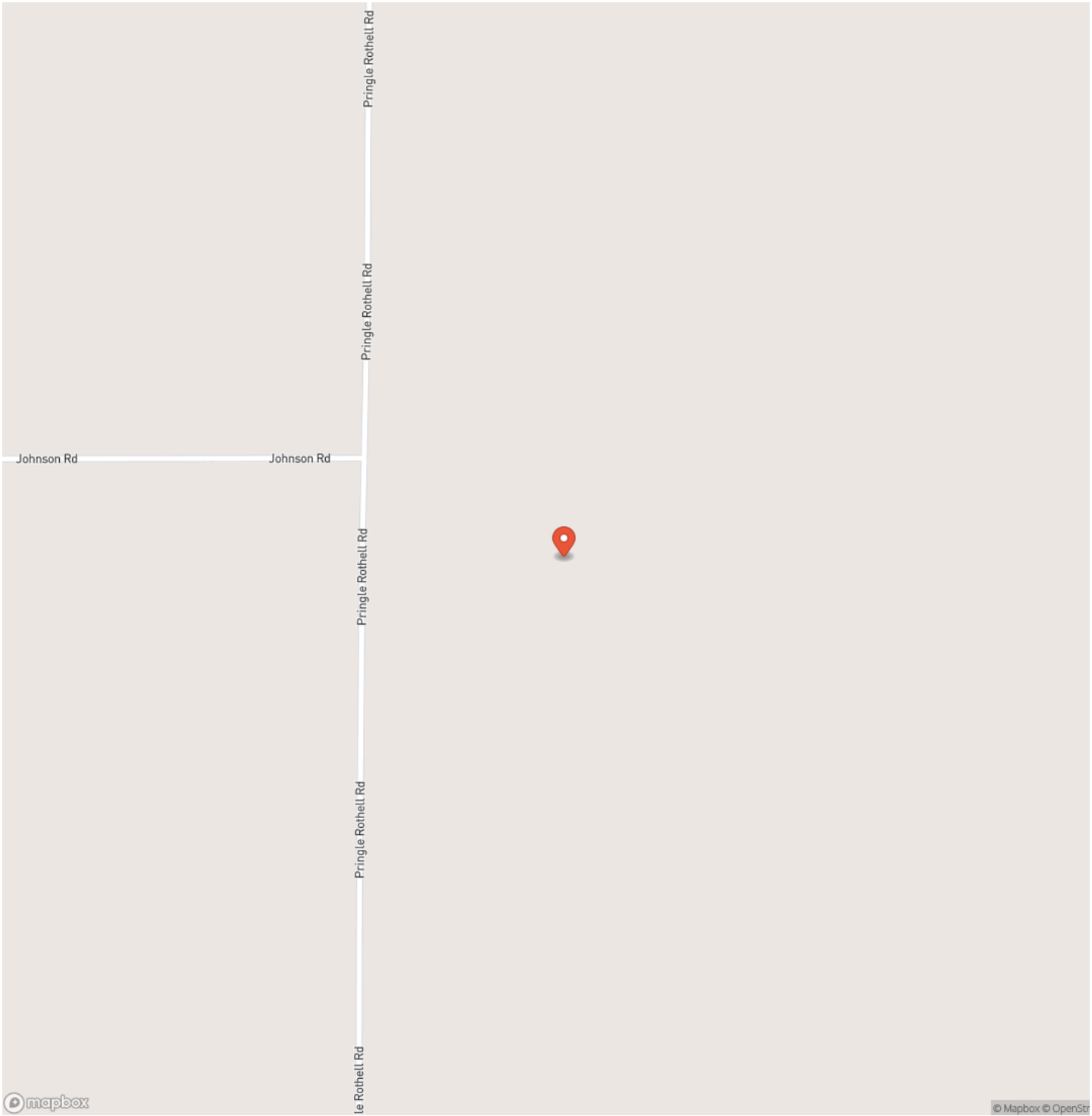
120-Acre Ranch in Northern Young County – A Rancher & Hunter’s Dream

Welcome to this exceptional 120-acre property in Northern Young County—a rare blend of income-generating agriculture and world-class hunting. Whether you’re looking for a productive cattle and hay operation or a premier recreational retreat, this ranch checks all the boxes. **Prime Forage Production:** 120 acres of Coastal mix **Fencing & Infrastructure:** New perimeter barb wire fencing Cross-fenced for efficient rotational grazing **Water Resources:** 2 large tanks that hold water year-round, with additional sites for expansion, water well just drilled next door so should be readily available for this ranch, supplying reliable water for a future home and irrigation. There is dense creage adjacent, creating a habitat for trophy whitetail deer, turkey, ducks, dove, pigs, and varmints. Whether you’re an avid hunter or wildlife enthusiast, this property provides endless opportunities for outdoor adventure. **Interior Roads:** Well-maintained gravel and dirt roads provide easy access throughout the property **Secluded Yet Convenient:** Just 5 minutes from Olney, but offering complete country privacy when you’re on the ranch

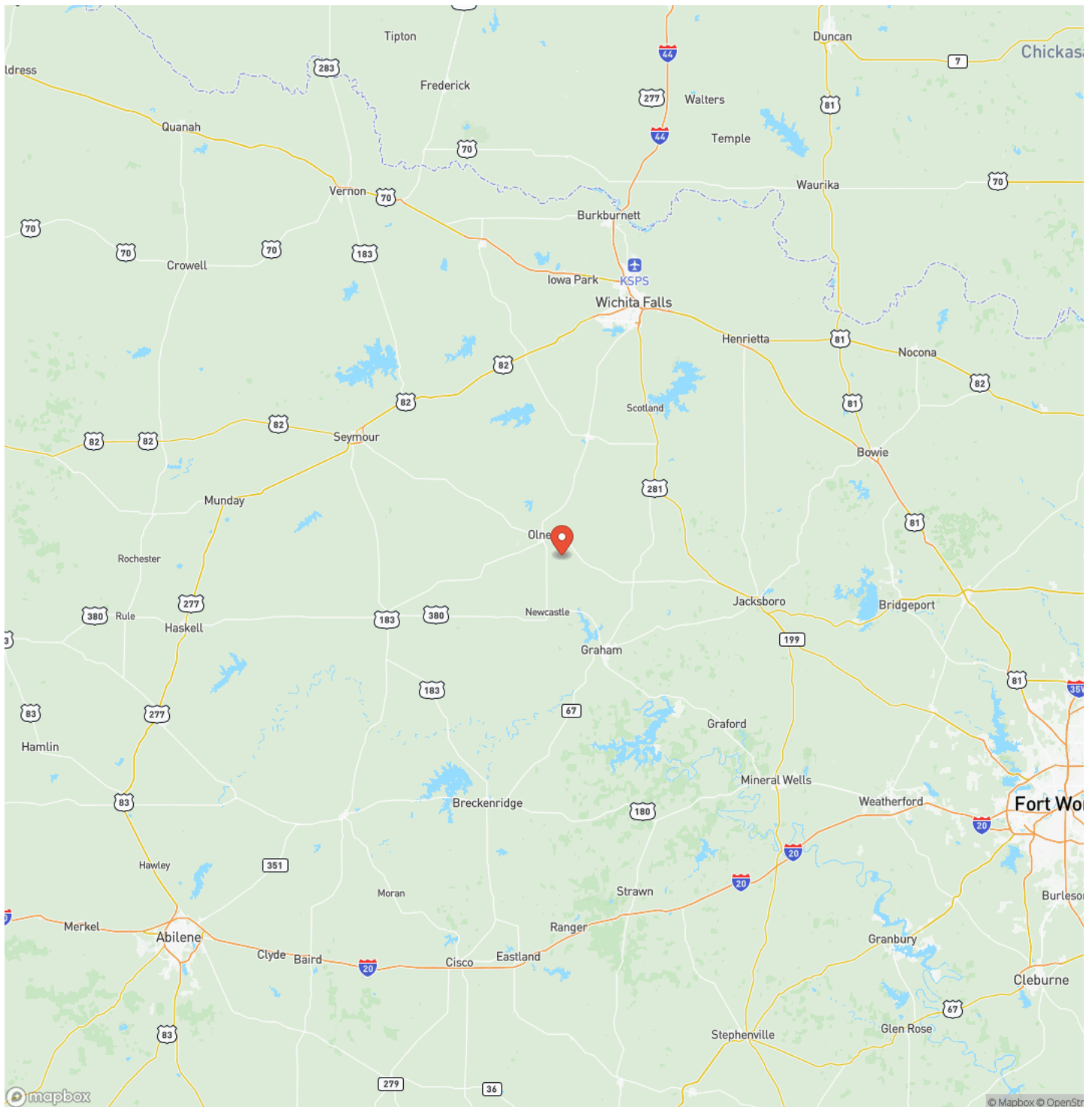
With strong hay production and cattle operations, this ranch has the potential to generate some significant income, much like the adjacent tract of this ranch. This is a rare chance to own a ranch with everything you need for ranching, recreation, and relaxation, and to produce income, all at a good price!. **Minerals that seller owns are to convey to the buyer at closing. AN ADJACENT 160 ACRES AVAILABLE NEXT DOOR!**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

(817) 946-7742

Email

Steve@CapitolRanch.com

Address

City / State / Zip

NOTES

[illegible]

[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.

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