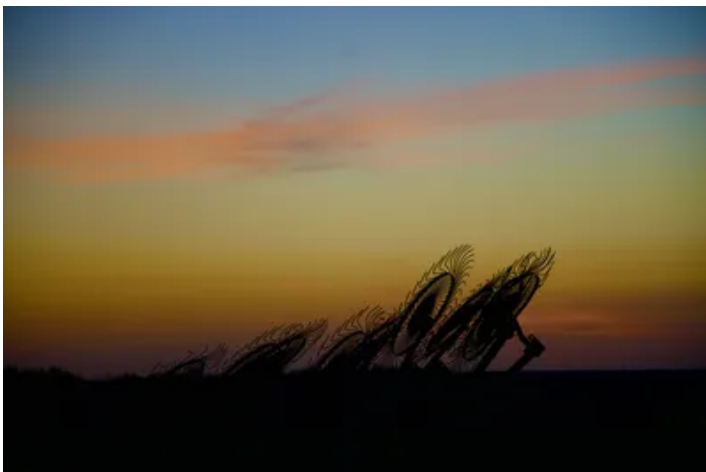


J and C Ranch
771 Pringle-Rothell Road
Olney, TX 76374

\$1,456,000
280± Acres
Young County



J and C Ranch
Olney, TX / Young County

SUMMARY

Address

771 Pringle-Rothell Road

City, State Zip

Olney, TX 76374

County

Young County

Type

Ranches

Latitude / Longitude

33.319215 / -98.699839

Acreage

280

Price

\$1,456,000

Property Website

<https://ranchrealestate.com/property/j-and-c-ranch-young-texas/78189/>



PROPERTY DESCRIPTION

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

Welcome to this exceptional 280-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.

Land & Agriculture

- **Prime Forage Production:**
 - 55 acres of Klein grass
 - 85 acres of Sudan hay
 - 110 acres of Coastal mix
- **Fencing & Infrastructure:**
 - New perimeter barb wire fencing
 - Cross-fenced for efficient rotational grazing
- **Water Resources:**
 - 3 large tanks that hold water year-round, with additional sites for expansion
 - NEW water well, supplying reliable water for a future home and irrigation

Hunting & Wildlife

The remaining acreage is dense tree cover, creating an ideal 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.

Improvements & Access

- **3200 Sq Ft Barn:** Spacious, with a concrete floor for equipment storage or ranch operations, electricity near by on a power pole.
- **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

Income-Producing Potential

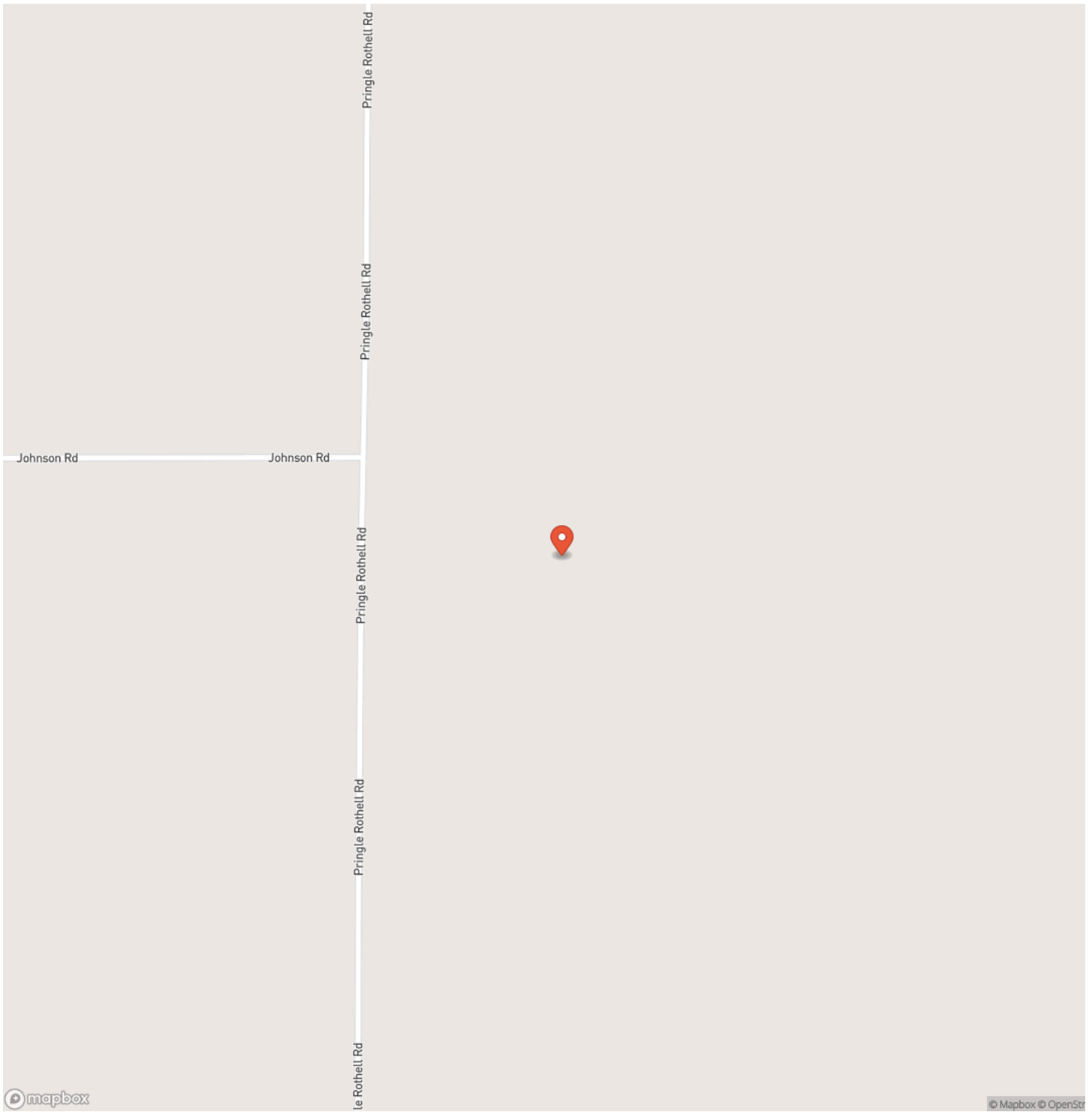
With strong hay production and cattle operations, the ranch generated over \$80,000 in income last year—an impressive return for a property that also doubles as a premier hunting retreat.

This is a rare chance to own a turn-key, multi-use ranch with everything you need for ranching, recreation, and relaxation. Contact Steve Ruffner, DVM at Capitol Ranch Real Estate for more details or to schedule a private showing today! **Minerals that seller owns are to convey to the buyer at closing.**

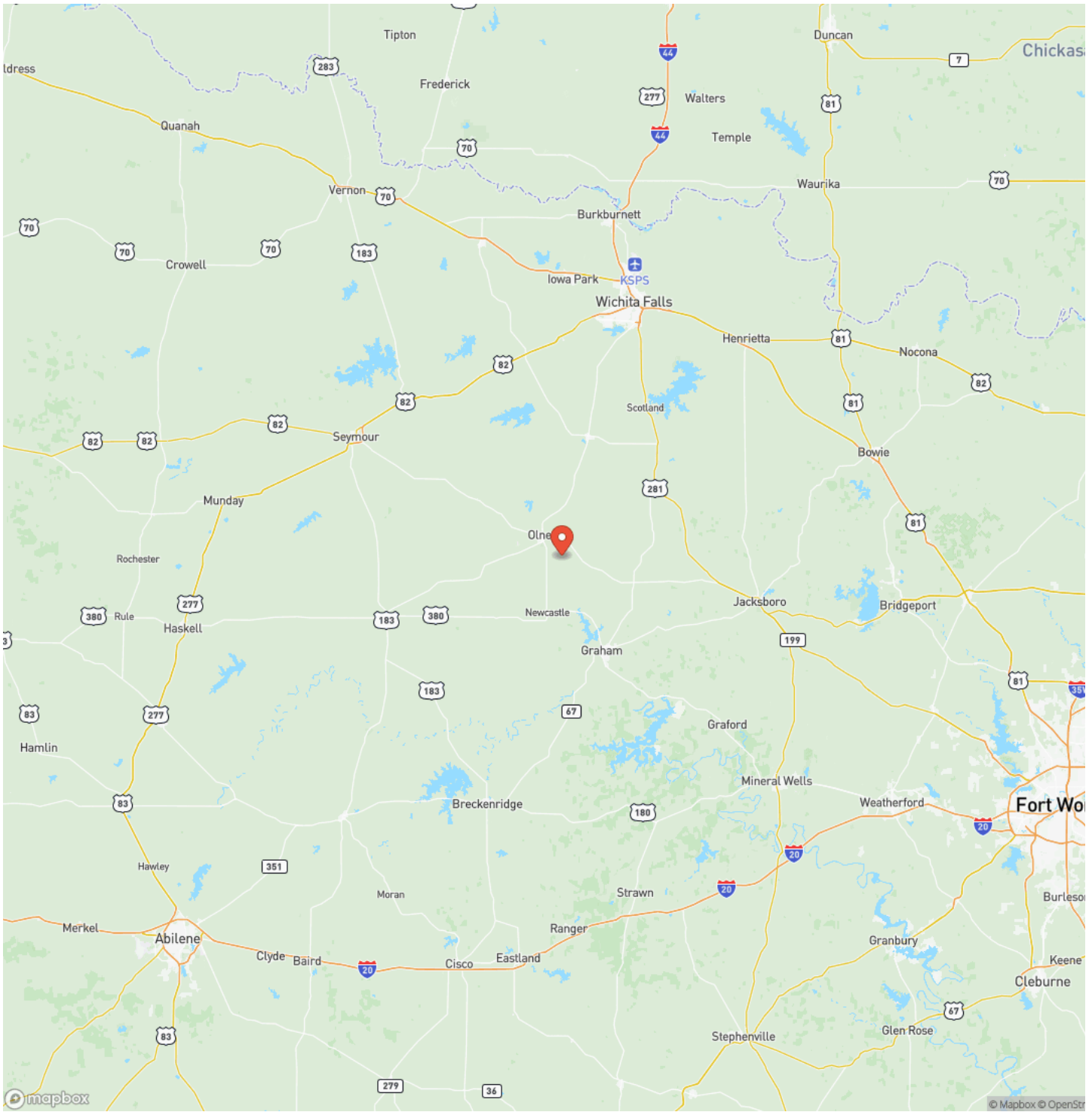
J and C Ranch
Olney, TX / Young County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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