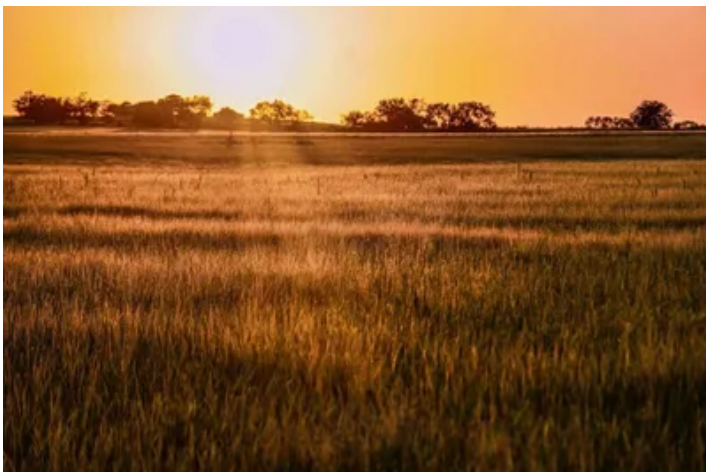


Hamlett Ranch
0000 Hwy 79 S
Olney, TX 76374

\$545,100
138± Acres
Young County



Hamlett Ranch
Olney, TX / Young County

SUMMARY

Address

0000 Hwy 79 S

City, State Zip

Olney, TX 76374

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.314691000000003 / -98.870199000000000

Acreage

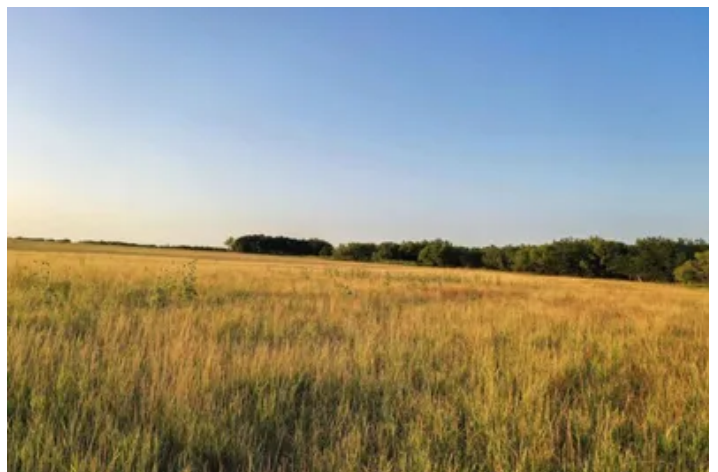
138

Price

\$545,100

Property Website

<https://ranchrealestate.com/property/hamlett-ranch-young-texas/60640/>



PROPERTY DESCRIPTION

Welcome to the Hamlett Ranch!! Owned by the same family for many generations. Situated in Northern Young County, this property offers so many choices for its usage. It is a completely open slate to use to ones desire and imagination. Currently, the property is being utilized for crops, primarily wheat, and the grazing of cattle. A local farmer leases the property, and the possibility of this exists for continuance, making this an income producing property. In addition, it has been leased out for hunting, and this part of Young County is known for its excellent whitetail hunting. Of course, hogs, varmints and dove are plentiful. Hamlett Ranch could become a primary residence, a weekend getaway, or so many other possibilities, and with all these choices, it is even a good investment. One could even choose to farm and ranch it yourself. Located 6 miles from Olney, and less than 2 hours from DFW, this is an ideal property with so many different opportunities to choose from. Co-op water is available, Buyers Agent to Verify.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compenstation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

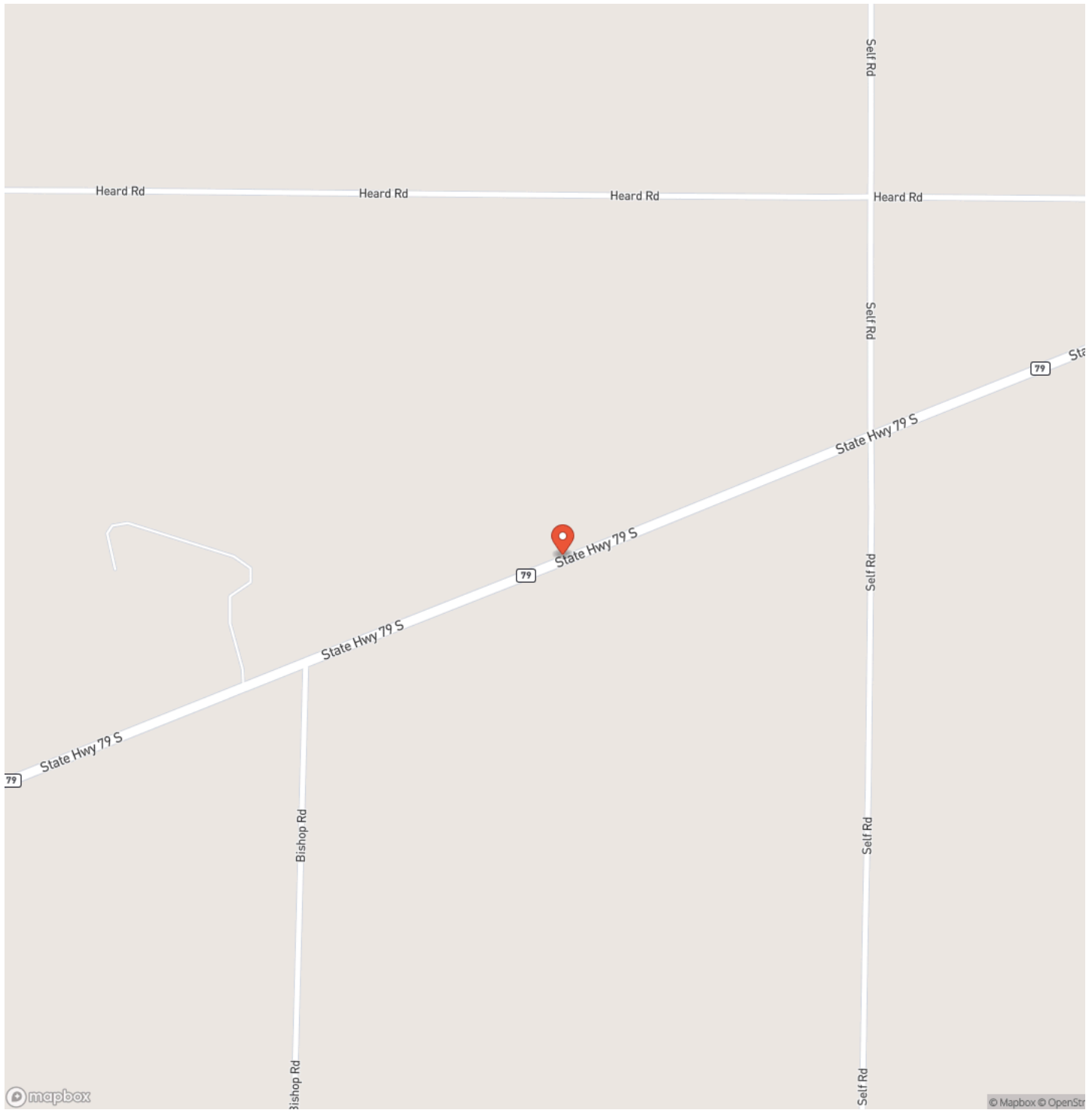
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

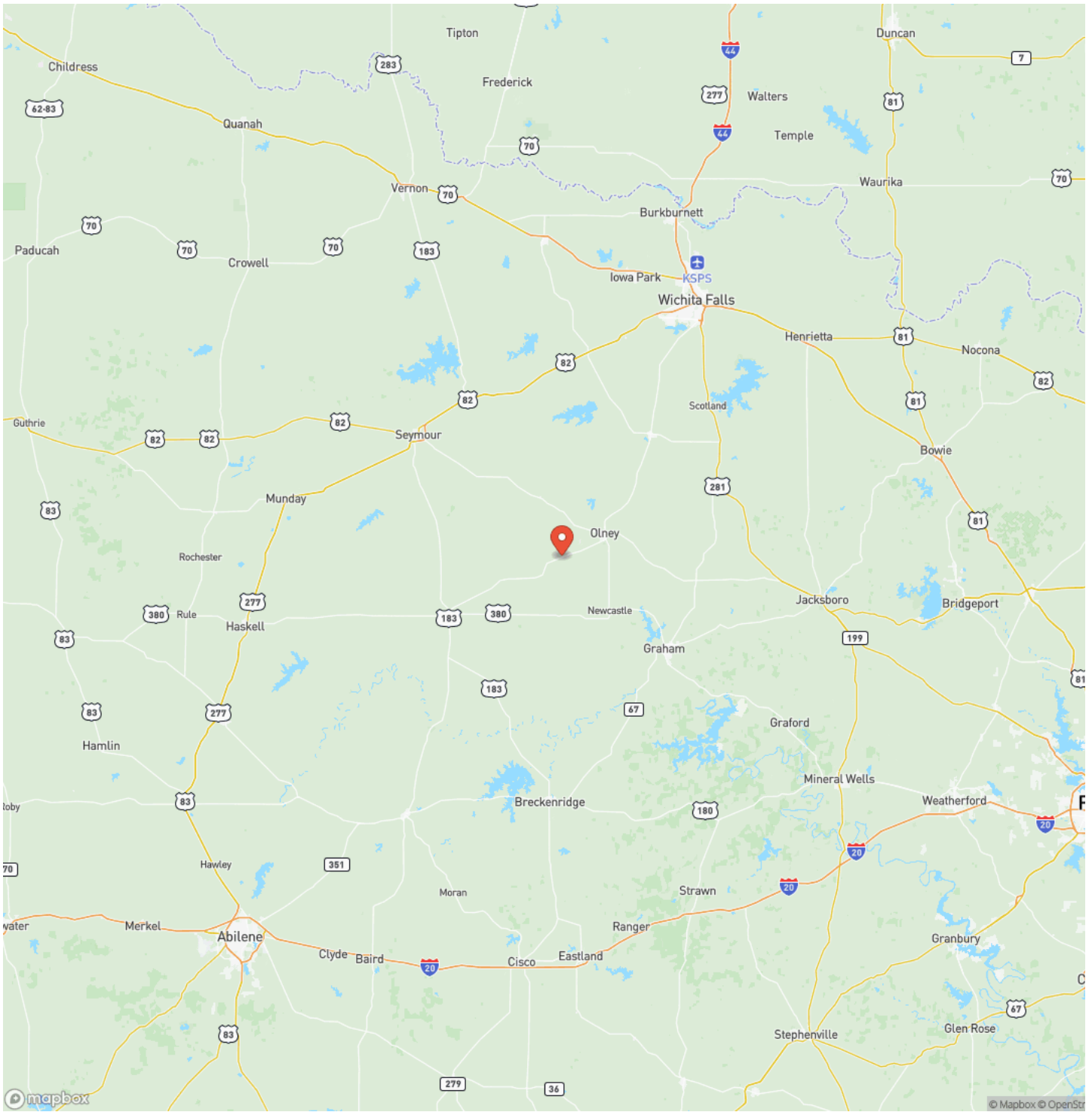
Hamlett Ranch
Olney, TX / Young County



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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