

Limestone Ranch
313 Cadenhead Road
Olney, TX 76374

\$375,000
50± Acres
Young County



CAMPBELL
FARM & RANCH

Limestone Ranch
Olney, TX / Young County

SUMMARY

Address

313 Cadenhead Road

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

33.243625 / -98.732924

Taxes (Annually)

320

Acreage

50

Price

\$375,000

Property Website

<https://cfrland.com/detail/limestone-ranch-young-texas/59669/>



PROPERTY DESCRIPTION

Welcome to this stunning 50-acre ranch, a true outdoor paradise nestled among mature mesquite trees, creating a picturesque landscape teeming with wildlife. Limestone Ranch is entirely wooded, offering a serene and secluded atmosphere and ample cover for local fauna. An old rock quarry pond is a standout feature, retaining water year-round and serving as a vital resource for wildlife, attracting various birds and animals. Surrounding the pond, native grasses flourish, providing natural shelter for the game and enhancing the property's appeal for hunting.

With its blend of wooded areas and open grazing land, this ranch is a haven for hunters and an excellent space for grazing livestock. A diverse ecosystem supports abundant wildlife, making it a perfect spot for outdoor recreation, including hiking, bird-watching, hunting, and fishing.

Whether you seek a serene getaway, a hunting lodge, or a ranch for grazing, this 50-acre property offers a unique opportunity to immerse yourself in nature while enjoying modern comforts such as rural water and electricity. Experience the tranquility and beauty of Limestone Ranch, where adventure awaits at every turn.

-- WATER, COVER & TERRAIN --

- Surface Water ~ One 2.66 acre quarry pond
- Water ~ Rural water meter through Fort Belknap WSC
- Tree Cover ~ 100% heavily wooded, oak, mesquite, hackberry, willow
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased for grazing
- Soils ~ Bluegrove Fine Sandy Loam and Thurber Clay Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light, has not been recently hunted
- Land ~ Great wildlife cover on the west half
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ No owned minerals
- O&G Production ~ Several oil and gas wells
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved FM 251 frontage
- Nearby Towns ~ 3 miles north of Newcastle, 16 miles northwest of Graham

- Major Cities ~ 45 miles south of Wichita Falls, 110 mi NW of Fort Worth
- Airports ~ 20 mi NW of Graham Municipal, 45 mi S of Wichita Falls Regional

AGENT COMMENTS: Limestone Ranch is the epitome of a useful, self sustaining ranch. The quarry pond is the defining characteristic and will provide water for wildlife and agriculture in dry times, making it an vital addition to the land.

Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)





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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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