

Limestone Ranch
313 Cadenhead Road
Olney, TX 76374

\$937,500
150± 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)

1245

Dwelling Square Feet

1400

Bedrooms / Bathrooms

2 / 1

Acreage

150

Price

\$937,500

Property Website

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



PROPERTY DESCRIPTION

Welcome to this stunning 150-acre ranch, a true outdoor paradise nestled among mature mesquite trees, creating a picturesque landscape teeming with wildlife. Limestone Ranch features a spacious 1400 square-foot house; this house is older and needs a remodel, but it would make the property an ideal retreat for families or hunting enthusiasts.

Limestone Ranch is half-wooded and half-cultivated, 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, and fishing.

Whether you seek a serene getaway, a hunting lodge, or a ranch for grazing, this 150-acre property offers a unique opportunity to immerse yourself in nature while enjoying modern comforts. Experience the tranquility and beauty of Limestone Ranch, where adventure awaits at every turn.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds, 2.66 acre quarry pond
- Water ~ Rural water meter through Fort Belknap WSC
- Tree Cover ~ 50% 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:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

Heath@cfrland.com

Address

801 Elm Street

City / State / Zip

NOTES

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

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