

River's Edge Ranch
TBD FM 926
Newcastle, TX 76372

\$599,000
87± Acres
Young County



River's Edge Ranch
Newcastle, TX / Young County

SUMMARY

Address

TBD FM 926

City, State Zip

Newcastle, TX 76372

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Riverfront

Latitude / Longitude

33.231943 / -98.829315

Acreage

87

Price

\$599,000

Property Website

<https://cfrland.com/detail/river-s-edge-ranch-young-texas/65338/>



PROPERTY DESCRIPTION

River's Edge Ranch is a versatile, small riverfront property conveniently situated just a short drive west of Newcastle, Texas. This unique estate is divided into two distinct areas: the northern half features fertile, cultivated land, while the southern half boasts dense river bottom terrain with direct access to the Brazos River, enhancing its recreational appeal. Upon entering the property from FM 926 to the north, you are welcomed by lush fields and 26 acres of prime land that lie outside the floodplain. With utilities accessible from FM 926, this area offers an excellent site for building, with scenic views stretching south towards the river valley.

The southern section is a 31-acre expanse of richly wooded wildlife habitat filled with towering mature hardwoods and thick native grasses. The area is renowned for excellent whitetail deer hunting, and the river environment supports a variety of wildlife, including feral hogs, varmints, dove, turkey, and many fish species. Combining the fertile, sandy soil of the northern fields with the densely forested wildlife sanctuary to the south, River's Edge Ranch emerges as an exceptional small multi-use property, further enriched by its access to the Brazos River.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three small waterways, 500 feet of Brazos River Frontage
- Water ~ Fort Belknap Rural Water Supply available, to be confirmed by buyer's agent
- Tree Cover ~ 50% heavily wooded, oak, mesquite, hackberry, willow
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased for grazing
- Soils ~ Fine Sandy Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light, owner's grandson is the only hunter
- Land ~ Great wildlife cover on the south half
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Minerals unknown
- O&G Production ~ No oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Active Wind Farm south of the property across the river

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved FM 926 frontage
- Nearby Towns ~ 6 mi W of Newcastle, 19 mi NW of Graham
- Major Cities ~ 45 mi S 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: River's Edge Ranch is a hard property to find in the current market due to its size and Brazos River Frontage. The opportunity to purchase land with potential for big whitetail harvesting is a rare find.

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

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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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