

Cross Creek Ranch
TBD Saint John Road
Olney, TX 76374

\$1,122,400
320± Acres
Young County



Cross Creek Ranch
Olney, TX / Young County

SUMMARY

Address

TBD Saint John Road

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Business Opportunity, Undeveloped Land

Latitude / Longitude

33.367827 / -98.918521

Taxes (Annually)

390

Acreage

320

Price

\$1,122,400

Property Website

<https://cfreland.com/detail/cross-creek-ranch-young-texas/89028/>



PROPERTY DESCRIPTION

Cross Creek Ranch is a 320-acre tract of mesquite pastureland located in the quiet ranch country of northwest Young County. Just 8.5 miles west of Olney, Texas, the property enjoys excellent accessibility with over 3,700 feet of paved FM road frontage, making it easy to reach while offering the privacy and seclusion of an authentic working ranch.

The landscape is defined by rolling terrain, scattered mesquite cover, and stretches of open pastureland. Two seasonal creeks meander along the east and west sides of the ranch, serving as natural travel corridors for wildlife and providing dependable water for livestock. In addition to the creeks, four ponds are well distributed across the property, offering reliable surface water. For those with an eye toward improvement, either creek provides the potential to develop a large surface pond or lake to enhance both ranching and recreational use.

The soils on Cross Creek Ranch are primarily Vernon Clay, a versatile foundation for ranch operations. While currently maintained in native pasture, the property offers cultivation or food plot development opportunities to support cattle and wildlife management goals. Fencing across the ranch is suitable for grazing, and the combination of water, grass, and cover makes this property well-suited for a cattle operation.

Recreational opportunities are equally impressive. The ranch supports healthy populations of whitetail deer, Rio Grande turkey, and dove, providing consistent hunting throughout the year. A mix of open pastures, brush cover, and waterways creates ideal habitat diversity, while the existing ponds draw in waterfowl during wetter years.

Cross Creek Ranch is a rare blend of production and recreation. Whether you are a rancher looking to expand your grazing acreage, a sportsman seeking a versatile hunting property, or a family searching for a weekend retreat with long-term investment value, this ranch offers a strong foundation with plenty of room to make it your own.

-- IMPROVEMENTS --

- Utilities ~ Utilities available on FM 210
- Pens ~ Old working pens that need some work
- Road System ~ Rock entrance with dirt road through the property
- Fencing ~ Adequate for cattle grazing, in need of repairs

-- WATER, COVER & TERRAIN --

- Surface Water ~ Four ponds and two unnamed seasonal creeks
- Water ~ Baylor Water Supply Company availability
- Tree Cover ~ 75% wooded; native mesquite cover
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently grazed by the neighbor
- Soils ~ Vernon Clay

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ No ponds are stocked with fish
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Minerals negotiable
- O&G Production ~ No current production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease

-- ACCESS & DISTANCES --

- Road Frontage ~ FM 210 - 3,700 ft, St. John Road - 3,700 ft
- Piped Entrance ~ Gated entrance on FM 210
- Nearby Towns ~ 8.5 mi west of Olney, Texas
- Major Cities ~ 40 mi SW of Wichita Falls, 105 mi NW of Fort Worth
- Airports ~ 21 mi NW of Graham Municipal, 45 mi SW of Wichita Falls Regional

AGENT COMMENTS: Cross Creek Ranch is a useful working ranch with multi-use capabilities. In addition to cattle grazing and hunting, the ranch's extensive road frontage and access to utilities offer development opportunities.

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





LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

Heath@cfreland.com

Address

801 Elm Street

City / State / Zip

NOTES

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Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com

