

**Brushy Oaks Ranch**  
TBD Farmer Road  
Loving, TX 76460

**\$795,000**  
143.96± Acres  
Young County



**Brushy Oaks Ranch**  
**Loving, TX / Young County**

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**SUMMARY**

**Address**

TBD Farmer Road null

**City, State Zip**

Loving, TX 76460

**County**

Young County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Business Opportunity, Timberland, Horse Property

**Latitude / Longitude**

33.339953 / -98.521505

**Taxes (Annually)**

\$162

**Acreage**

143.96

**Price**

\$795,000

**Property Website**

<https://cfreland.com/detail/brushy-oaks-ranch/young/texas/93260/>





## **PROPERTY DESCRIPTION**

Brushy Oaks Ranch is a premier raw farm and ranch property located in northeast Young County, Texas. This unimproved tract embodies the essence of a North Texas recreational and hunting ranch, offering exceptional habitat and natural beauty.

The ranch boasts over half a mile of Brushy Creek frontage and two reliable, drought-resistant ponds, providing year-round water sources that attract and sustain an abundance of wild game. The landscape is heavily wooded, featuring large, mature oak trees, complemented by scattered mesquite, elm, and hackberry trees throughout. The rolling topography gently slopes toward the creek, offering scenic views and providing excellent habitat for wildlife along the Brushy Creek corridor.

Electricity is available on-site, and the area is known for its strong underground water resources, making future improvements straightforward. Productive soils support improved grasses, and the ranch currently maintains 100% healthy native grass cover, ideal for cattle grazing and livestock.

With its combination of natural beauty, diverse habitat, and utility potential, Brushy Oaks Ranch stands out as an exceptional North Texas recreational property with true investment appeal.

### **-- IMPROVEMENTS --**

- Utilities ~ Electricity available, good underground water
- Road System ~ Rock and ATV roads throughout, limited road system
- Fencing ~ Adequate for cattle grazing

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ Two ponds and over a half mile of Brushy Creek
- Water ~ Good underground water in the area
- Tree Cover ~ 100% wooded; hardwoods, mesquite, cedar, elm, hackberry, willow
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently under grazing lease
- Soils ~ Gowen Loam and Newcastle-Jolly Complex are the predominant soils

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting Pressure ~ Some hunting pressure from neighbors
- Fishing ~ Unknown, has not been proven
- Land ~ Brushy Creek, crossable when dry
- Native Grasses ~ Thick grasses, excellent bedding

### **-- MINERALS & WIND --**

- Mineral Rights ~ Minerals unknown
- O&G Production ~ There is current O&G production
- Wind Rights ~ 100% wind rights convey

- Wind Production ~ No active wind lease on the ranch, wind lease 5 miles northwest of the property

**-- ACCESS & DISTANCES --**

- Road Frontage ~ Farmer Road - 0.56 mi, Hoffman Road - 500 ft
- Nearby Towns ~ 20 mi N of Graham, Texas
- Major Cities ~ 40 mi S of Wichita Falls, 110 mi NW of Fort Worth
- Airports ~ 25 mi NW of Graham Municipal, 50 mi SW of Wichita Falls Regional

AGENT COMMENTS: Brushy Oaks Ranch is a great investment property with development potential due to the county road frontage. This property is a hunter's paradise due to its raw and unimproved nature. The natural cover and surface water create an excellent habitat for various wildlife in the area.

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



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## Locator Map

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## Locator Map

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## Satellite Map

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**Loving, TX / Young County**

## 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

Graham, TX 76450

## 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.

## **DISCLAIMERS**

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