

**Mustang Ridge**  
1232 Stewart Ranch Road  
Loving, TX 76460

**\$1,820,000**  
427± Acres  
Young County



**MORE INFO ONLINE:**

**CFRLand.com**



**Mustang Ridge**  
**Loving, TX / Young County**

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**SUMMARY**

**Address**

1232 Stewart Ranch Road

**City, State Zip**

Loving, TX 76460

**County**

Young County

**Type**

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

**Latitude / Longitude**

33.325279 / -98.431758

**Taxes (Annually)**

620

**Acreage**

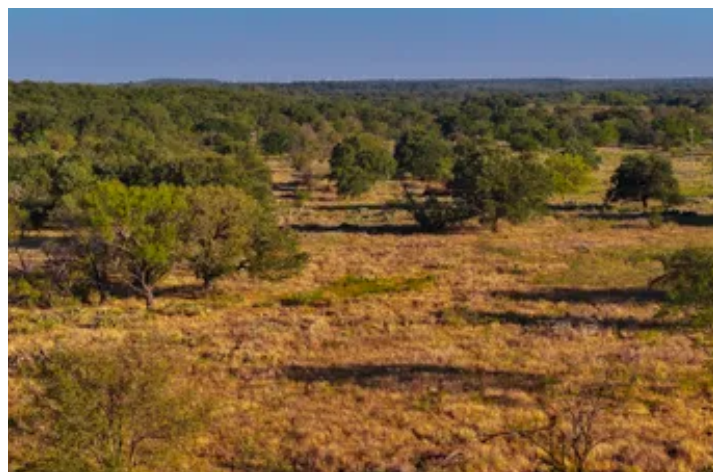
427

**Price**

\$1,820,000

**Property Website**

<https://cfrland.com/detail/mustang-ridge-young-texas/46052/>



## **Mustang Ridge**

### **Loving, TX / Young County**

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#### **PROPERTY DESCRIPTION**

Mustang Ridge is a versatile property situated on the Jack/Young County Line, approximately 8.5 miles Northeast of Loving, Texas. Spanning over 427 acres, it offers abundant grazing and hunting opportunities. The property features dense oak timber that transitions into open mesquite pastures, with a tributary of Plum Creek flowing through the center. This waterway provides seasonal water supply to two sizable ponds surrounded by clusters of Post Oak trees. These dense oak clusters are ideal feeding and habitat zones for various native wildlife. Mustang Ridge offers stunning panoramic views from multiple potential build sites for a custom ranch house. Easily accessible interior roads allow access to almost all areas. Two double gate entrances on the northern boundary provide convenient access via a well-maintained, all-weather county road. Apart from its impressive hunting opportunities and build sites, Mustang Ridge is also well-suited for cattle operations. It includes partially cleared mesquite pastures and robust native grasses. Furthermore, the west boundary has excellent exterior fencing, facilitating easy cattle management.

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

- Surface Water ~ Three ponds supplied by two wet weather draws
- Water ~ Water well, 45 gallons per minute
- Tree Cover ~ All wooded, north portion with heavy hardwood cover, rest is mesquite pasture
- Underbrush ~ Very little underbrush
- Native Grasses ~ 70% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Various; half is fine sandy loam

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

- Wildlife ~ Whitetail Deer, duck, Rio-Grande turkey, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; current owner does not hunt the property
- Fishing ~ Largemouth Bass, perch, and catfish
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

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

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

#### **-- ACCESS & DISTANCES --**

- Road Frontage ~ Stewart Ranch Road - 3,000 feet
- Piped Entrance ~ One entrance on the south end and one on the north
- Nearby Towns ~ 8 miles from Loving, Texas
- Major Cities ~ 45 mi S of Wichita Falls, 95 mi NW of Fort Worth
- Airports ~ 20 mi N of Graham Municipal, 50 mi S of Wichita Falls Regional



AGENT COMMENTS: Mustang Ridge possesses numerous desirable features that make it a rare investment opportunity in the current market. These include fantastic surface water, dramatic elevation changes, access to utilities, and outstanding hunting capabilities.

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

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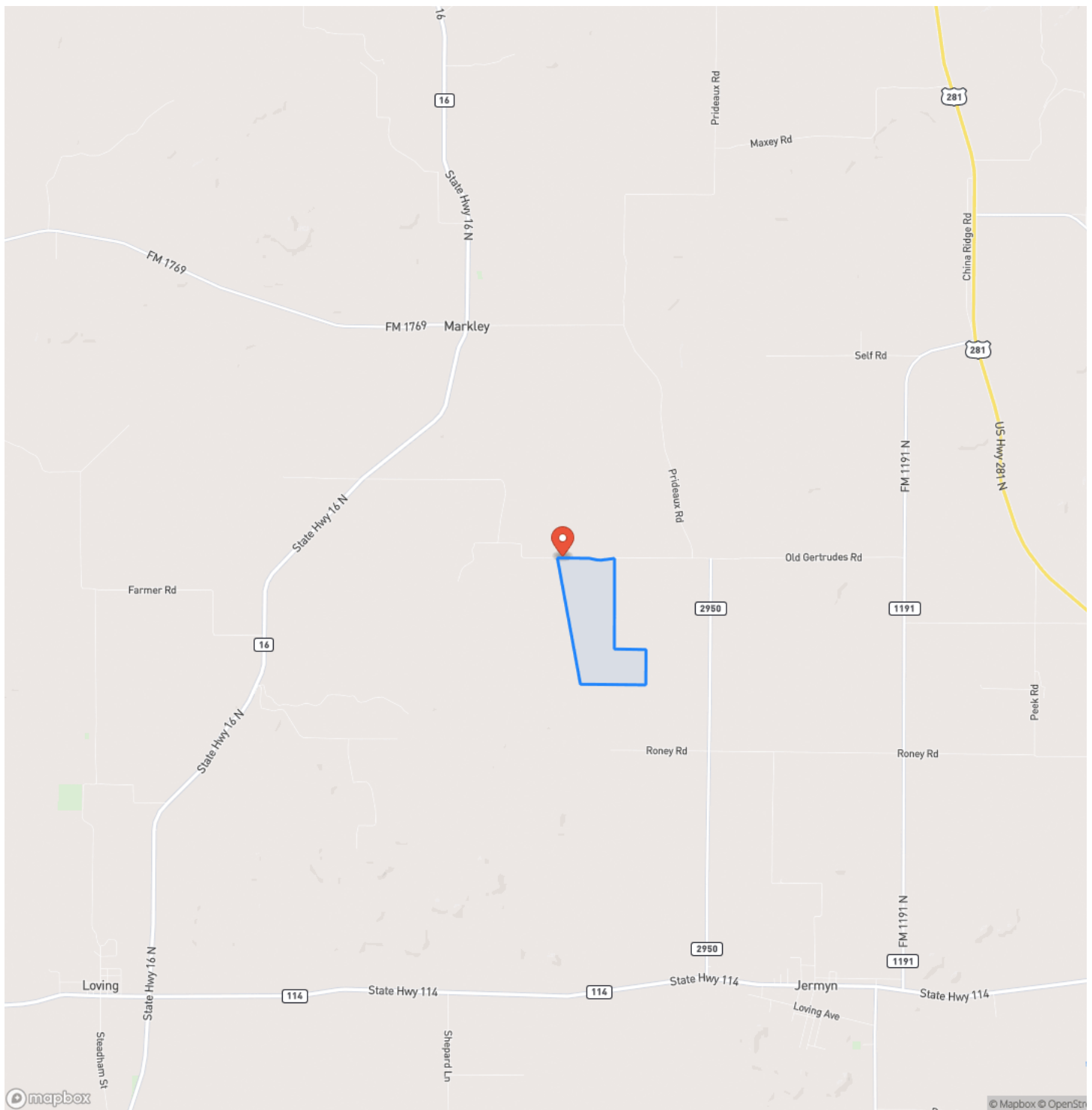


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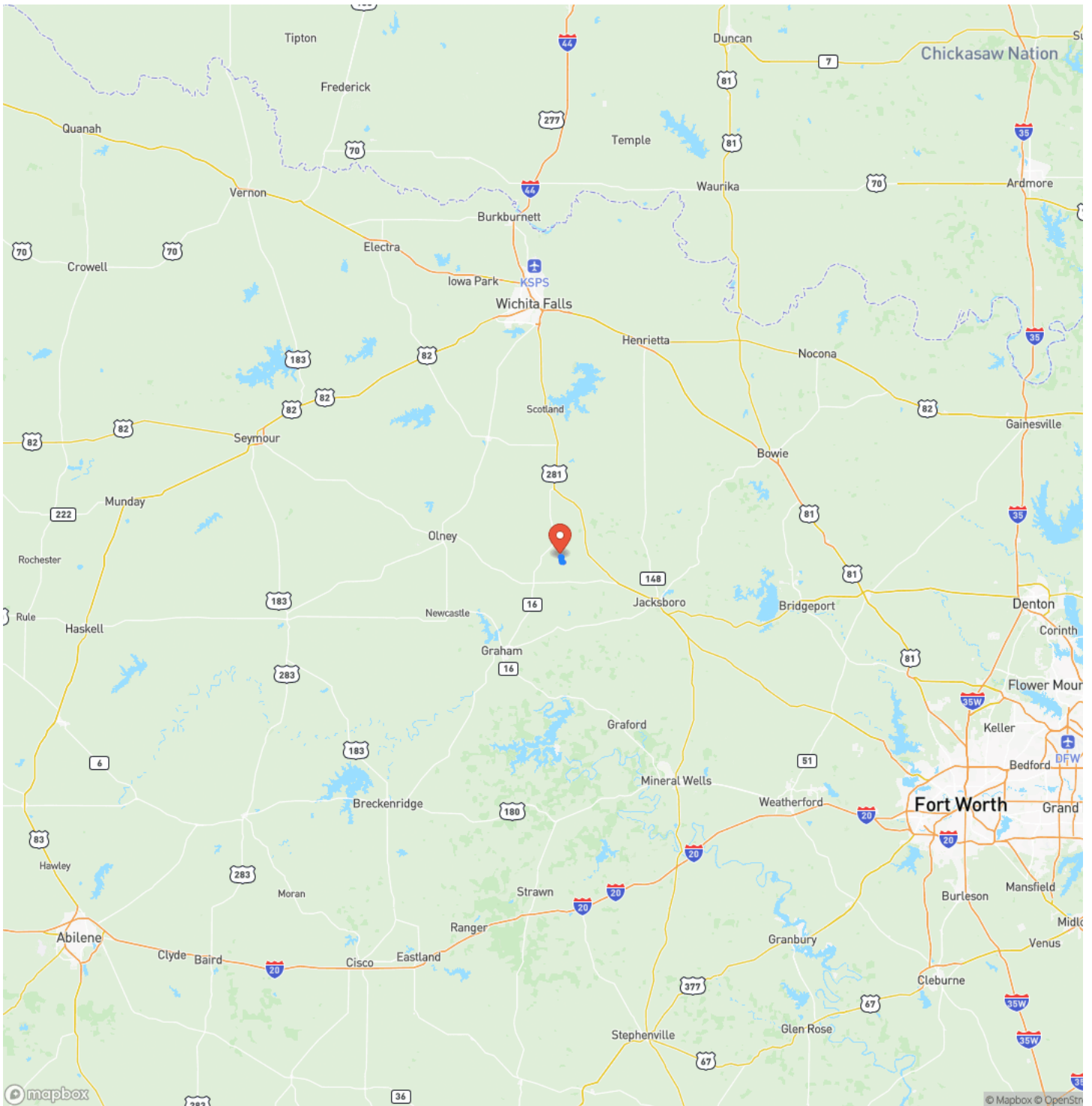
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## Locator Map

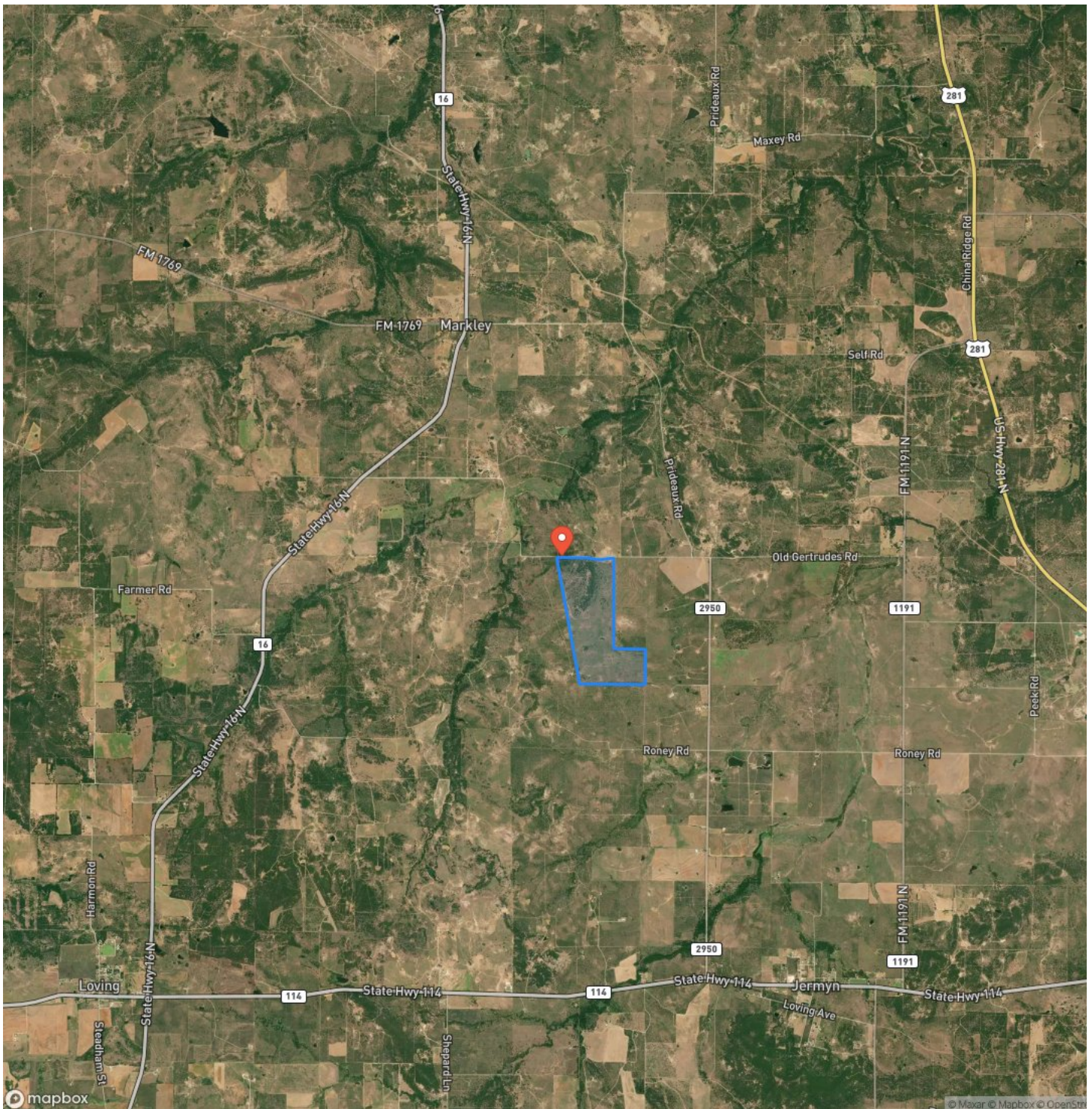


## Locator Map





## Satellite Map





**Mustang Ridge**  
**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

[illegible]

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