

Double M Ranch
TBD Steadham Street
Loving, TX 76460

\$278,000
38.680± Acres
Young County



Double M Ranch
Loving, TX / Young County

SUMMARY

Address

TBD Steadham Street

City, State Zip

Loving, TX 76460

County

Young County

Type

Farms, Lot, Recreational Land

Latitude / Longitude

33.266448 / -98.514452

Taxes (Annually)

104

Acreage

38.680

Price

\$278,000

Property Website

<https://cfrland.com/detail/double-m-ranch-young-texas/82236/>



PROPERTY DESCRIPTION

Double M Ranch is a versatile investment opportunity in Loving, Texas. Consisting of 38.68 acres of land in the peaceful, unincorporated community of Loving, Texas. This tract of fertile Sagerton and Fine Sandy Loam soil offers excellent conditions for a small-scale cattle or grazing operation, hobby farm, hay production, or future development. Access is made easy via a perpetual easement from Steadham Lane, including rights to install essential utilities such as water, sewer, electric, gas, cable, and more, making infrastructure expansion convenient and cost-effective. The land is gently covered in young mesquite and thriving native grasses, giving it a natural charm and strong agricultural value. Additionally, the property has access to the Loving water line, yet remains unrestricted, offering flexibility for residential, recreational, or commercial use.

Whether you're envisioning a private homestead, a weekend retreat, or a smart land investment, Double M Ranch presents a rare blend of location, usability, and long-term potential.

-- IMPROVEMENTS --

- Utilities ~ Access to utilities via 30-foot easement to Steadham Street
- Road System ~ All dirt and grass ATV roads/trails
- Fencing ~ Good fencing, used for cattle grazing

-- WATER, COVER & TERRAIN --

- Surface Water ~ No surface water
- Water ~ Great underground water in the area
- Tree Cover ~ Juvenile mesquite cover
- Underbrush ~ Thick underbrush
- Native Grasses ~ All native grass, great soils for cultivation
- Ag Exemption ~ Agricultural exemption for cattle
- Soils ~ Sagerton Loam, Fine Sandy Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little
- Land ~ Native mesquite pasture, could use someone to work the land
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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

-- ACCESS & DISTANCES --

- Road Frontage ~ Access via 323-foot easement that is 30 feet wide

- Piped Entrance ~ Gated entrance on easement
- Nearby Towns ~ Inside the Unincorporated Community of Loving, Texas
- Major Cities ~ 45 mi S of Wichita Falls, 95 mi NW of Fort Worth
- Airports ~ 15 mi N of Graham Municipal, 50 mi S of Wichita Falls Regional

AGENT COMMENTS: Double M Ranch is a unique property and appeals to those wanting a small working homestead. With great soils for farming and native grasses for grazing, this is an ideal place to raise a family with sustainable practices.

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





Double M Ranch

Loving, TX / Young County

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

[illegible]

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

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers, the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



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

