

Prairie View Ranch
TBD HWY 16 North
Loving, TX 76460

\$895,000
176± Acres
Young County



Prairie View Ranch
Loving, TX / Young County

SUMMARY

Address

TBD HWY 16 North

City, State Zip

Loving, TX 76460

County

Young County

Type

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

Latitude / Longitude

33.2367 / -98.5068

Taxes (Annually)

1381

Dwelling Square Feet

1568

Bedrooms / Bathrooms

3 / 1

Acreage

176

Price

\$895,000

Property Website

<https://cfrland.com/detail/prairie-view-ranch-young-texas/59020/>



PROPERTY DESCRIPTION

Prairie View Ranch invites you to claim a piece of quintessential land nestled in the North Texas rolling plains just south of the historic town of Loving, Texas. This vast expanse of property offers many possibilities for those dreaming of a charming ranch, a weekend hunting sanctuary, or a secluded escape. As you enter, you are greeted by an old farmhouse and gently rolling hills with lush pastures. Elevated above the neighboring ranches to the south, Prairie View Ranch boasts breathtaking views of the surrounding countryside. Its extensive acreage is ideal for cattle ranching, equestrian pursuits, and various recreational activities. The fertile fields are perfectly suited for grazing livestock, and although the old cross fencing requires repair, it holds great potential for a successful cattle operation.

Outdoor enthusiasts will find endless opportunities here. The lush tree canopy offers an ideal sanctuary for whitetail deer, dove, and wild hogs, while the ponds create a perfect setting for duck hunting.

An old farmhouse that has not been occupied in many years requires remodeling or demolition. In addition to its hunting and grazing prospects, Prairie View Ranch benefits from significant highway frontage, making it a promising candidate for future development and investment.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds
- Water ~ Water well
- Tree Cover ~ 60% heavily wooded, oak, mesquite, hackberry
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased for grazing
- Soils ~ Fine Sandy Loam, Newcastle-Jolly Complex, Jolly-Rock Outcrop Complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light, has not been recently hunted
- Land ~ Good wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral interest is unknown; will convey an acceptable offer
- O&G Production ~ No production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved HWY 16 North frontage
- Nearby Towns ~ 1.5 miles south of Loving, TX city limits, 13 miles north of Graham, TX
- Major Cities ~ 45 miles south of Wichita Falls, 100 mi NW of Fort Worth
- Airports ~ 13 mi NW of Graham Municipal, 45 mi S of Wichita Falls Regional

AGENT COMMENTS: Prairie View Ranch is a raw, clean slate for a new owner. Its rich history allows a chance to buy land with possible minerals attached that has been in the same family for many years. It checks all the boxes of ranch ownership with the ability to graze, farm, and hunt, but also with the unique characteristic of highway frontage that makes this a fantastic investment opportunity.

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

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.





Prairie View 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]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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

