

**Chucker Draw**  
TBD Olney Road  
Olney, TX 76374

**\$788,375**  
132.5± Acres  
Young County



**Chucker Draw**  
**Olney, TX / Young County**

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**SUMMARY**

**Address**

TBD Olney Road

**City, State Zip**

Olney, TX 76374

**County**

Young County

**Type**

Hunting Land, Ranches, Undeveloped Land, Recreational Land

**Latitude / Longitude**

33.35188 / -98.581022

**Taxes (Annually)**

\$157

**Acreage**

132.5

**Price**

\$788,375

**Property Website**

<https://cfrland.com/detail/chucker-draw/young/texas/95202/>



## Chucker Draw Olney, TX / Young County

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### **PROPERTY DESCRIPTION**

Chucker Draw is a meticulously maintained hunting ranch situated in northeastern Young County, Texas. For over ten years, the owner has dedicated considerable effort to nurturing this land, transforming it into a sanctuary for outdoor enthusiasts and wildlife. The ranch features extensive terrain cover, offering a prime habitat for bobwhite quail that have been systematically released over the last decade.

At the center of Chucker Draw, two ponds are surrounded by dense thickets of hardwood and mesquite trees, while the eastern edge of the property is decorated with mature oak trees providing sweeping views to the southwest. The largest pond in the northern section covers more than an acre when full. Designed to withstand drought, it is full of fish, reflecting the owner's ongoing commitment to stewardship.

A comprehensive ATV road network runs throughout the ranch, making every part easily accessible and simplifying hunting and cattle grazing. With available utilities, Chuckers Draw stands out as one of the most impressive and visually striking ranches of its size currently on the market.

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

- Surface Water ~ Two ponds, the largest being one acre
- Water ~ Rural water line through Fort Belknap WSC
- Tree Cover ~ 100% heavily wooded, oak, mesquite, hackberry, cedar
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased for grazing
- Soils ~ Sandy Loam and Knoco-vernon complex

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

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

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

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

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

- Road Frontage ~ County road frontage, 1715 ft of Olney Road frontage
- Nearby Towns ~ 7 mi northwest of Loving, 9.85 mi east of Olney, 20 mi north of Graham
- Major Cities ~ 45 mi south of Wichita Falls, 100 mi NW of Fort Worth
- Airports ~ 20 mi NW of Graham Municipal, 45 mi S of Wichita Falls Regional

AGENT COMMENTS: Chucker Draw is a diamond in the rough. The owner has taken great care of the property while also preserving the native habitat for hunting and recreational purposes, thereby providing a sanctuary for the area's wildlife. It is a raw, but clean slate for a new owner to transform into the ranch that they envision.

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

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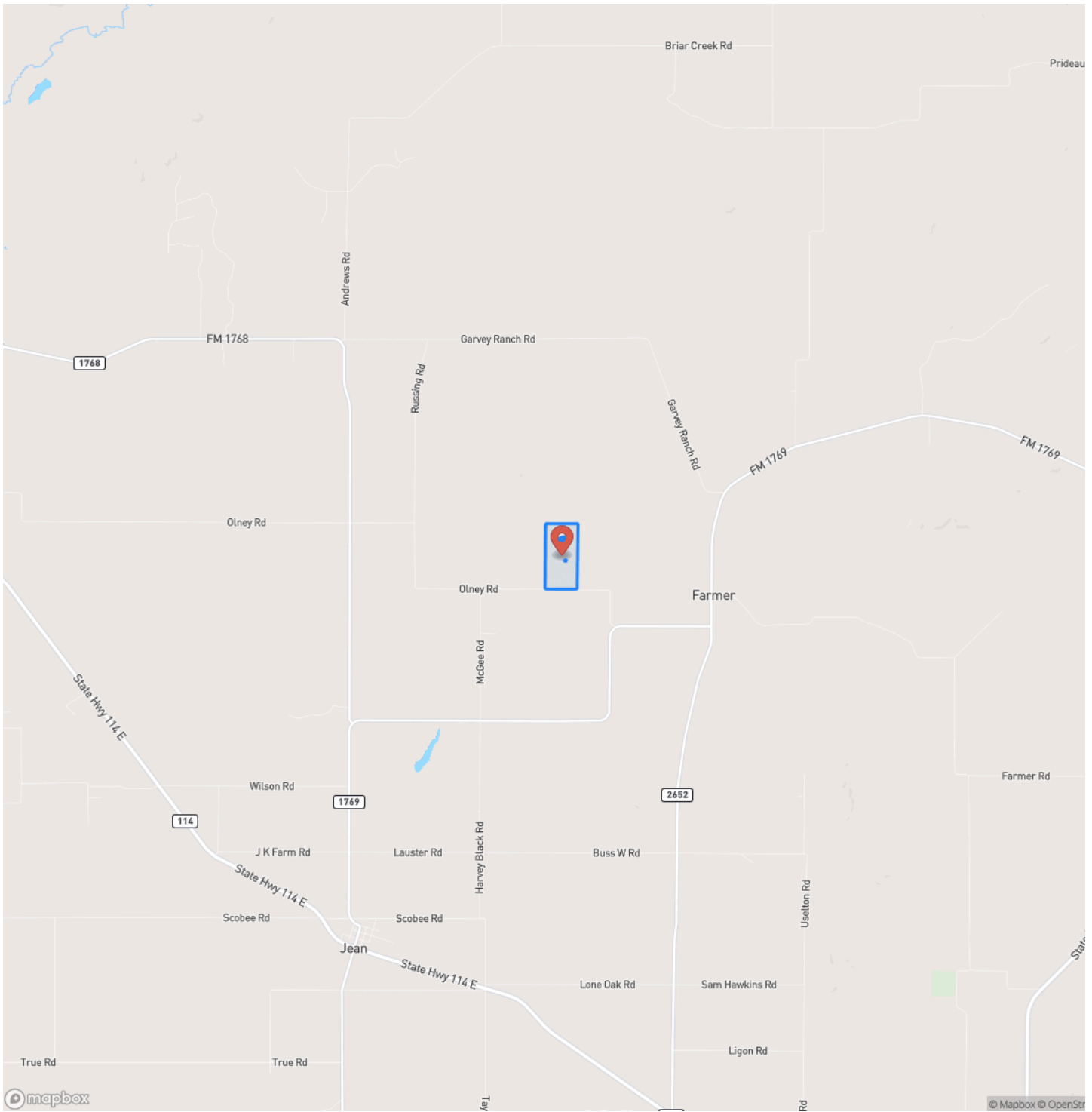
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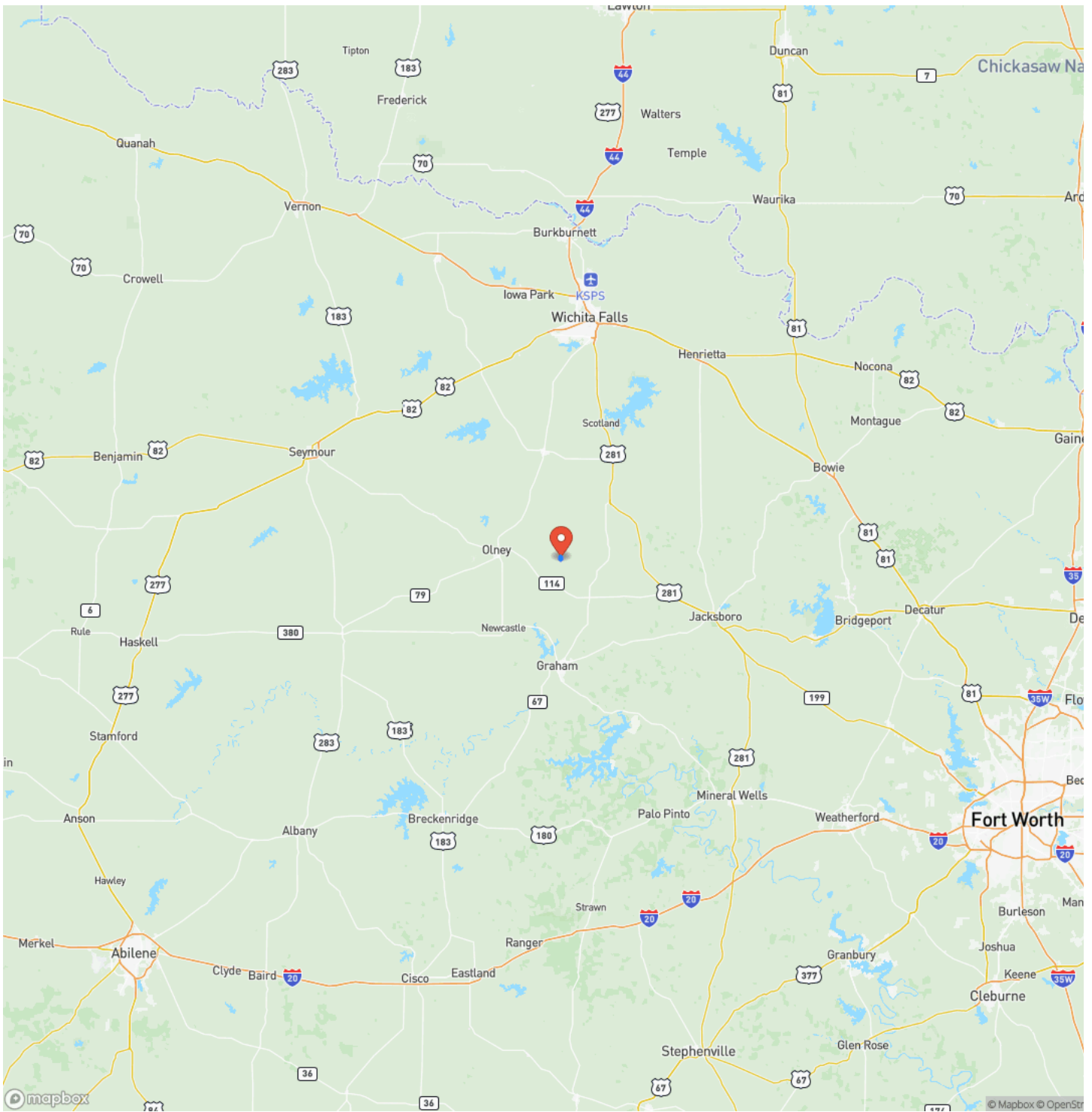
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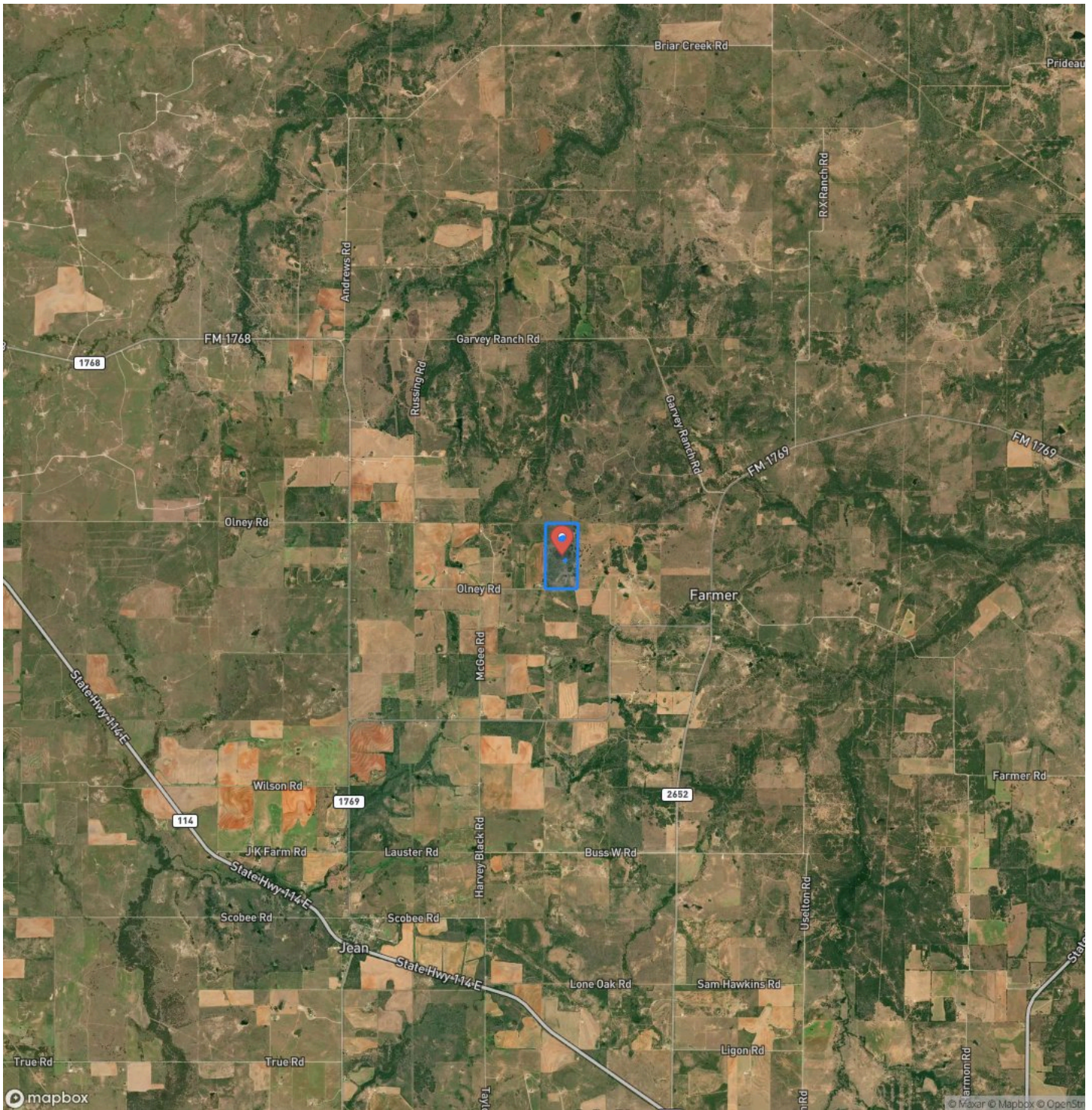
# Locator Map



# Locator Map



# Satellite Map







## **DISCLAIMERS**

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