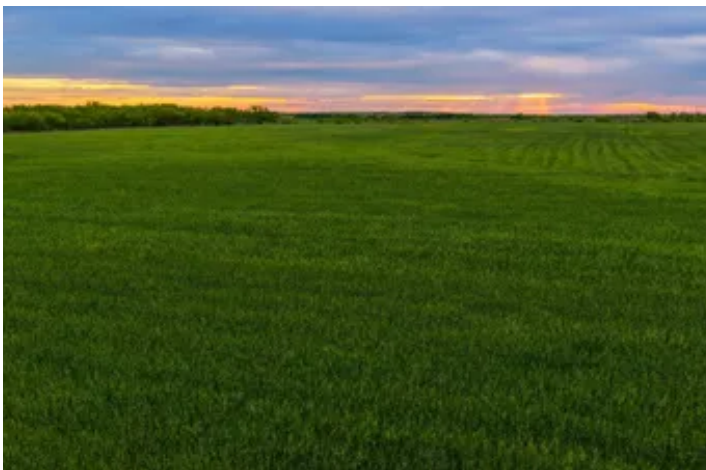


The Johnson
TBD Johnson Road
Olney, TX 76374

\$800,000
160± Acres
Young County



The Johnson
Olney, TX / Young County

SUMMARY

Address

TBD Johnson Road

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.321103 / -98.713598

Taxes (Annually)

\$315

Acreage

160

Price

\$800,000

Property Website

<https://cfreland.com/detail/the-johnson/young/texas/102497/>



The Johnson Olney, TX / Young County

PROPERTY DESCRIPTION

The Johnson Ranch is a well-maintained 160-acre tract of prime cattle grazing land located in northwest Young County, Texas. Designed with efficiency in mind, the property is thoughtfully divided into six cross-fenced pastures, featuring a productive mix of improved grasses, cultivated wheat fields, and native mesquite pasture.

Both interior and perimeter fencing are in excellent condition, making this ranch turnkey and ready for a full-scale cattle operation. Water resources are a standout feature, with three strategically placed ponds across the property. The largest, approximately one acre in size, is notably drought-resistant and can support livestock year-round when full.

In addition to its strong agricultural value, The Johnson Ranch offers exceptional recreational appeal. Ample native cover provides ideal habitat for a variety of wildlife, including whitetail deer, dove, turkey, feral hogs, and other varmints, making it a versatile property for both ranching and hunting.

Electricity is available on-site, and a nearby water line sits just one property away. The area is also known for its accessible underground water, which adds to the land's long-term potential and usability.

-- IMPROVEMENTS --

- Utilities ~ Electricity available, Fort Belknap WSC 1 mile west
- Road System ~ Dirt ATV roads throughout
- Fencing ~ Some brand new exterior and interior fencing, great shape overall
- Working Pens ~ Older, adequate shape
- Other Improvements ~ Cross-fenced into six pastures

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds, one is drought-resistant
- Water ~ Some underground water in the area, FT Belknap WSC water line is 1 mile west
- Tree Cover ~ 30% heavy mesquite and hackberry cover, some scattered hardwoods
- Underbrush ~ Thick underbrush
- Native Grasses ~ 15% native grasses
- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 30 ft of rolling terrain

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Fishing ~ Large pond stocked with fish
- Land ~ Rolling cattle and farm land
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ No minerals available
- O&G Production ~ No active oil and gas production



- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No wind farm in the area

-- ACCESS & DISTANCES --

- Road Frontage ~ Johnson Road - 1,875 ft
- Nearby Towns ~ 3 mi SE of Olney, Texas
- Major Cities ~ 40 mi SE of Wichita Falls, 115 mi NW of Fort Worth
- Airports ~ 20 mi NW of Graham Municipal, 50 mi SE of Wichita Falls Regional

AGENT COMMENTS: The Johnson has been well-maintained and has very productive soils for crop production. The large pond enhances the investment's value by providing a year-round water source for livestock. It would be hard to find a better place to run a cattle operation.

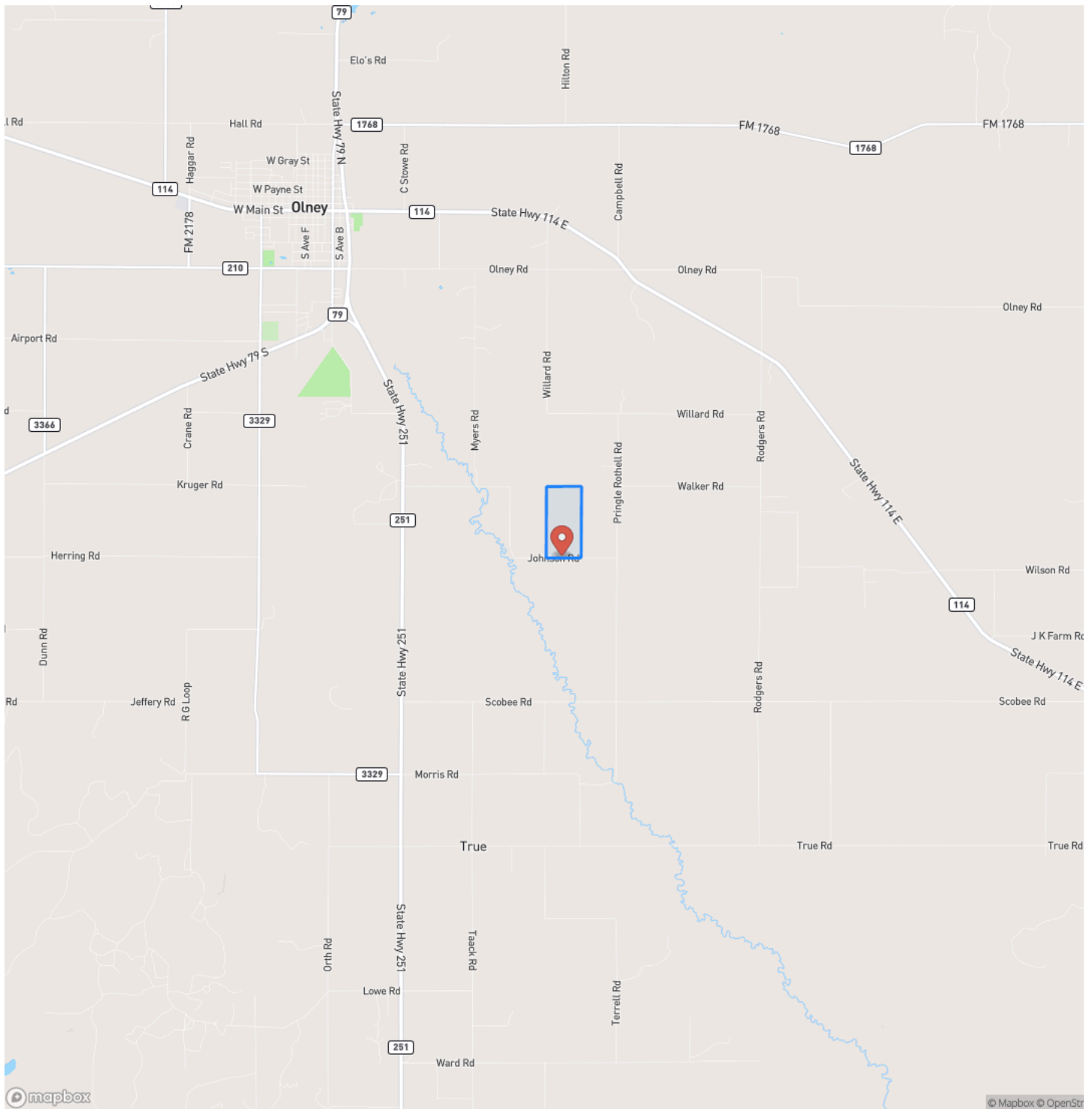
Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)



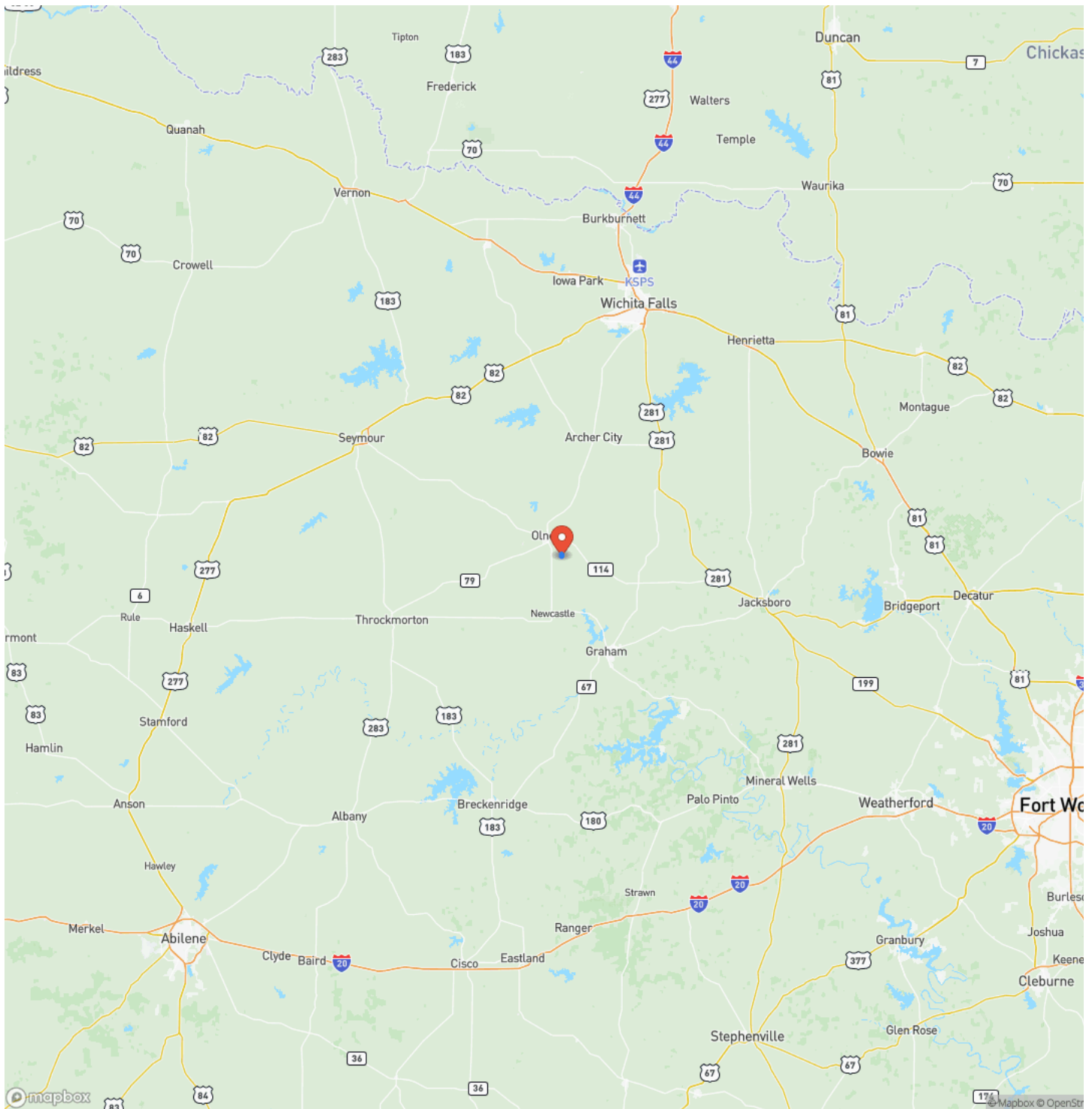
The Johnson
Olney, TX / Young County



Locator Map



Locator Map



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Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
<https://cfrland.com/>
