

Prairie View Ranch
TBD HWY 16 North
Loving, TX 76460

\$695,000
126.5± 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, Residential Property, Single Family

Latitude / Longitude

33.236375 / -98.510789

Taxes (Annually)

\$1,381

Dwelling Square Feet

1,568

Bedrooms / Bathrooms

3 / 1

Acreage

126.5

Price

\$695,000

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 views of the surrounding countryside. Its extensive acreage is ideal for cattle ranching, equestrian pursuits, and various recreational activities. The fertile fields are well-suited for grazing livestock, and although the old cross-fencing needs repair, it has 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 ~ Two ponds
- Water ~ Water well
- Tree Cover ~ 40% sparsely 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 mi S of Loving (city limits), 13 mi N of Graham
- Major Cities ~ 45 mi S 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 offers the chance to buy land with possible mineral rights 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)





Locator Map



Locator Map



Satellite Map



Prairie View Ranch
Loving, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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Email

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Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

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.

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