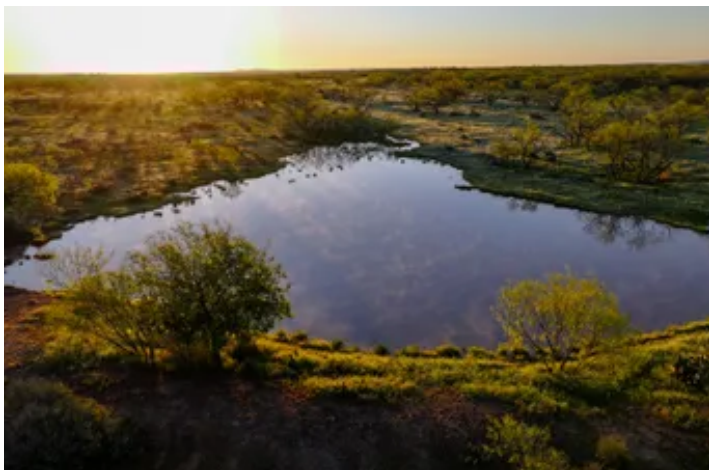


Timber Trails Ranch
1232 Stewart Ranch Road
Loving, TX 76459

\$2,823,678
427.830± Acres
Jack County



Timber Trails Ranch
Loving, TX / Jack County

SUMMARY

Address

1232 Stewart Ranch Road

City, State Zip

Loving, TX 76459

County

Jack County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Undeveloped Land, Horse Property, Single Family

Latitude / Longitude

33.3253 / -98.4322

Taxes (Annually)

548

Dwelling Square Feet

760

Bedrooms / Bathrooms

2 / 1

Acreage

427.830

Price

\$2,823,678

Property Website

<https://cfrland.com/detail/timber-trails-ranch-jack-texas/66985/>



PROPERTY DESCRIPTION

Timber Trails Ranch is a versatile property on the Jack/Young County Line, approximately 8.5 miles Northeast of Loving, Texas. Spanning over 427 acres, it offers abundant grazing and hunting opportunities. The property features dense oak timber that transitions into open mesquite pastures, with a tributary of Plum Creek flowing through the center, traveling from the south and heading north. This waterway provides seasonal water supply to two sizable ponds surrounded by clusters of Post Oak trees. These dense oak clusters are ideal feeding and habitat zones for various native wildlife. Timber Trails Ranch offers stunning panoramic views from multiple potential build sites for a custom ranch house. Easily accessible interior roads allow access to almost all areas. Two double gate entrances on the northern boundary provide convenient access via a well-maintained, all-weather county road. Apart from its impressive hunting opportunities and build sites, Timber Trails Ranch is also well-suited for cattle operations. It includes partially cleared mesquite pastures and robust native grasses. Furthermore, the east boundary has excellent exterior fencing, facilitating easy cattle management. Timber Trails is offered as a turn-key ranch for the avid hunter, requiring little to no work to enjoy.

Timber Trails has two gates on Stewart Ranch Road: one on the west end of the county road frontage and one on the east end. A main entrance is located on the west end, and the ranch has a half-mile gravel road from the front gate to the log cabin. A Saddle Company log cabin rests on a high point in the center of the ranch, offering outstanding views of the surrounding landscape. This cabin has all the amenities for a weekend getaway, including two bedrooms, a living space, a kitchenette, and a bathroom with washer/dryer hookups. Hunting blinds and remote-controlled feeder setups will be conveyed to the buyer with an acceptable offer.

-- IMPROVEMENTS --

- Cabin ~ 760 sq/ft log cabin, 2bed/1bath, kitchenette, living area
- Utilities ~ Oncor electric, water well, septic for sewage
- Deer Blinds ~ A 12 ft tower blind, 5 ft tower blind, and ground blind
- Feeder ~ Three remotely controlled 300 lb feeders
- Road System ~ Gravel main entry, great ATV road system throughout

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds supplied by two wet weather draws
- Water ~ Water well, 45 gallons per minute
- Tree Cover ~ All wooded; the north portion has heavy hardwood cover and the remaining is mesquite pasture
- Underbrush ~ Very little underbrush
- Native Grasses ~ 70% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Various; half is fine sandy loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; the current owner is the only hunter
- Fishing ~ Largemouth Bass, perch, and catfish
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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

-- ACCESS & DISTANCES --

- Road Frontage ~ Stewart Ranch Road - 3,000 ft
- Piped Entrance ~ One entrance on the west portion and one on the east portion
- Nearby Towns ~ 8 mi from Loving, Texas
- Major Cities ~ 45 mi S of Wichita Falls, 95 mi NW of Fort Worth
- Airports ~ 20 mi N of Graham Municipal, 50 mi S of Wichita Falls Regional

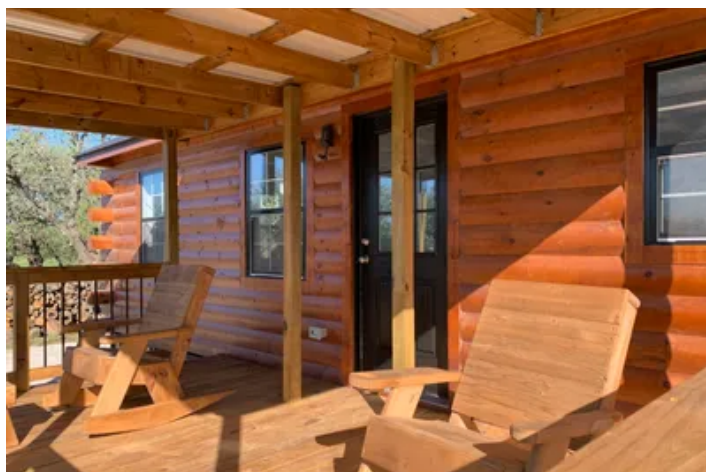
AGENT COMMENTS: Timber Trails Ranch possesses numerous desirable features, making it a rare turn-key opportunity in the current market. These include fantastic surface water attributes, dramatic elevation changes, access to utilities, and outstanding hunting capabilities.

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.



Timber Trails Ranch
Loving, TX / Jack County



Timber Trails Ranch
Loving, TX / Jack County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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City / State / Zip

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.

DISCLAIMERS

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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.



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