

Newman Ranch
TBD HWY 16 North
Loving, TX 76460

\$1,024,650
180± Acres
Young County



Newman 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, Timberland

Latitude / Longitude

33.278 / -98.5019

Taxes (Annually)

208

Acreage

180

Price

\$1,024,650

Property Website

<https://cfreland.com/detail/newman-ranch-young-texas/75559/>



PROPERTY DESCRIPTION

Newman Ranch is a raw, multi-use property in northern Young County, just on the outskirts of Loving, Texas. Parts of this ranch were in the same family as early as 1930 and have been historically used for agricultural purposes. Although used for agriculture over the years, the raw and rugged terrain also creates a habitat suited for hunting. Characterized by a large pond on the west side, Newman Ranch is a valley with high points and views on the north and south end. This valley dips over 70 feet from the peaks, creating a waterway supplying the pond. In the cross-timbers area of Young County, mature hardwood trees line the ridges, while mesquite cover is the mainstay of the valley. Native grasses are abundant throughout the ranch and offer ample cover for wildlife and a food source for agricultural purposes. Although Newman Ranch is a great wildlife refuge due to its cover and terrain, almost half of the ranch has soils suitable for farming practices. It has several areas that could be turned into cultivation if desired. Truly a multi-use property, Newman Ranch has everything to be desired, with ample surface water, elevation for build sites, cover for wildlife, and good soil for farming.

-- IMPROVEMENTS --

- Utilities ~ Electricity available, potential for underground water
- Road System ~ All dirt ATV roads/trails
- Fencing ~ Adequate for cattle grazing

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds, the largest currently at one acre but could be larger
- Water ~ Great underground water in the area
- Tree Cover ~ 75% wooded; mature hardwoods on ridges, mesquites in the valley
- Underbrush ~ Thick underbrush
- Native Grasses ~ 75% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Various; 40% either Fine Sandy Loam or Gowen Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ Largemouth Bass, perch, and catfish
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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

-- ACCESS & DISTANCES --

- Road Frontage ~ HWY 16 North - 2,500 ft, Harmon Road - 2600 ft

- Piped Entrance ~ One entrance on the northwest portion and one on the northeast portion
- Nearby Towns ~ One-half 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

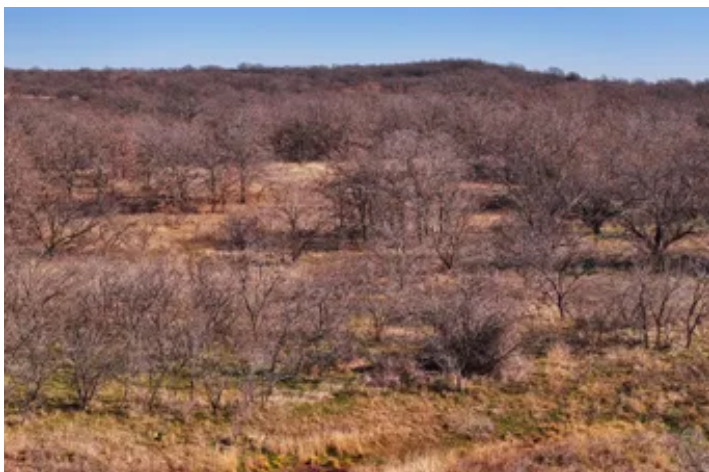
AGENT COMMENTS: Newman Ranch is a property with the perfect blend of hunting and grazing located in the cross timbers of Young County, Texas. Multi-use ranches like this are hard to find in the current market at an affordable price. With some light work, this ranch could be one of the nicest in the area.

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

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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.

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