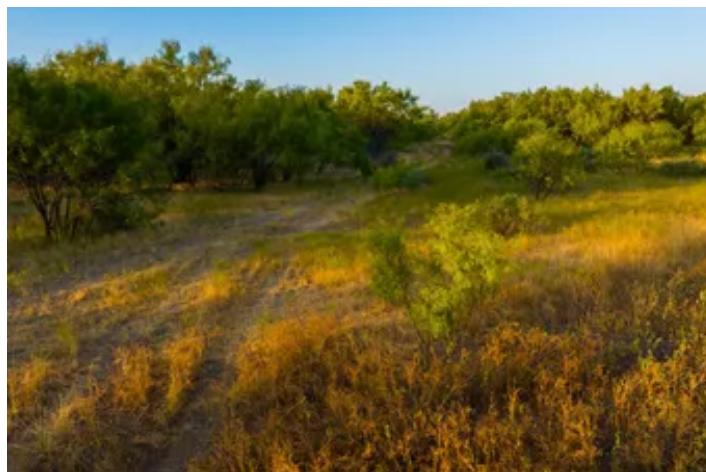


Jolly Rock Ranch
TBD Harvey Black Road
Jean, TX 76374

\$399,000
45± Acres
Young County



MORE INFO ONLINE:

CFRLand.com

Jolly Rock Ranch
Jean, TX / Young County

SUMMARY

Address

TBD Harvey Black Road

City, State Zip

Jean, TX 76374

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.296742 / -98.593937

Taxes (Annually)

520

Acreage

45

Price

\$399,000

Property Website

<https://cfreland.com/detail/jolly-rock-ranch-young-texas/42216/>



PROPERTY DESCRIPTION

Nestled in northeast Young County, the Jolly Rock Ranch is 45 acres of idyllic country comprised of mature mesquite trees, scattered hardwood trees, and native grasses. Just east of Jean, TX, the ranch also boasts a large pond in the middle of the property and one old quarry pond - supplying ample habitat for whitetail deer, hogs, varmints, and small game alike. With ample underground water in the area, Jolly Rock Ranch is the perfect property to build a dream home or just use as a weekend recreational and hunting property.

If convenience is your game, the town of Graham is a mere 15 miles away and boasts a variety of amenities, from shopping and dining to healthcare facilities and entertainment. This small yet thriving community is home to boutique shops, local dining, and cultural attractions, which offers a pleasing combination of modern convenience and quaint small-town charm.

Agent's Comments -- Jolly Rock Ranch is a multi-use property designed for cattle grazing and hunting. It is part of a larger ranch, and the opportunity to acquire extra acreage is available.

-- WATER & TERRAIN --

- Two ponds, the largest being one acre
- Seasonal waterway
- Potential to enlarge the ponds
- Minimal elevation change
- Good area for underground water

-- COVER & WILDLIFE --

- *Native Wildlife* -- Whitetail Deer, Mourning & White-Wing Dove, variety of duck, hogs, & varmint
- *Lease* -- Not currently leased for hunting
- *Tree Cover* -- 100% wooded; mature mesquite, some scattered hardwoods
- *Underbrush* -- Moderate to Light; Lotebush, Elbowbush, Chickasaw Plums, Youpon, Gum Bumelia, Prickly Pear

-- MINERALS & WIND --

- No current production
- Several wells that have all been plugged
- Owner to reserve any mineral interest

-- ACCESS & DISTANCES --

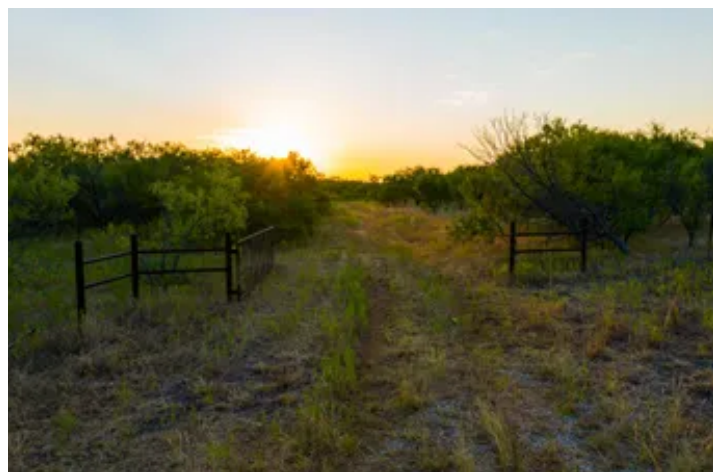
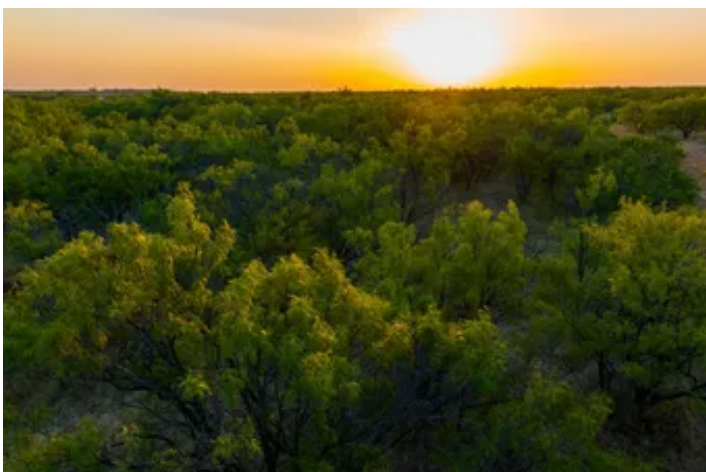
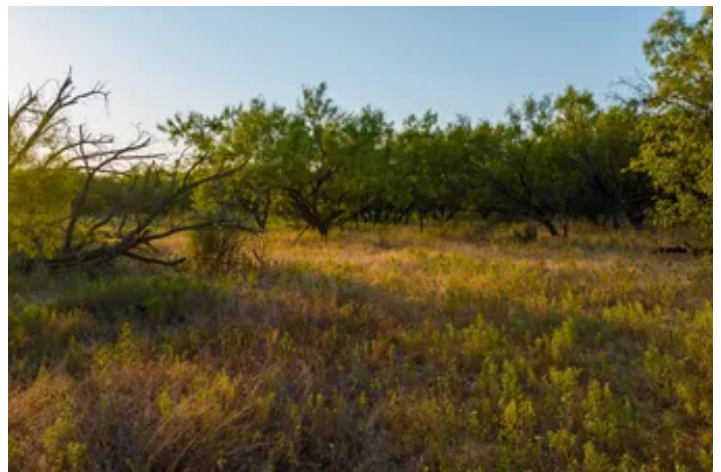
- 1,400 feet of Harvey Black Road
- 15 miles E of Olney
- 15 miles N of Graham
- 45 miles S of Wichita Falls
- 102 miles NW of Fort Worth
- 135 miles NW of Dallas

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

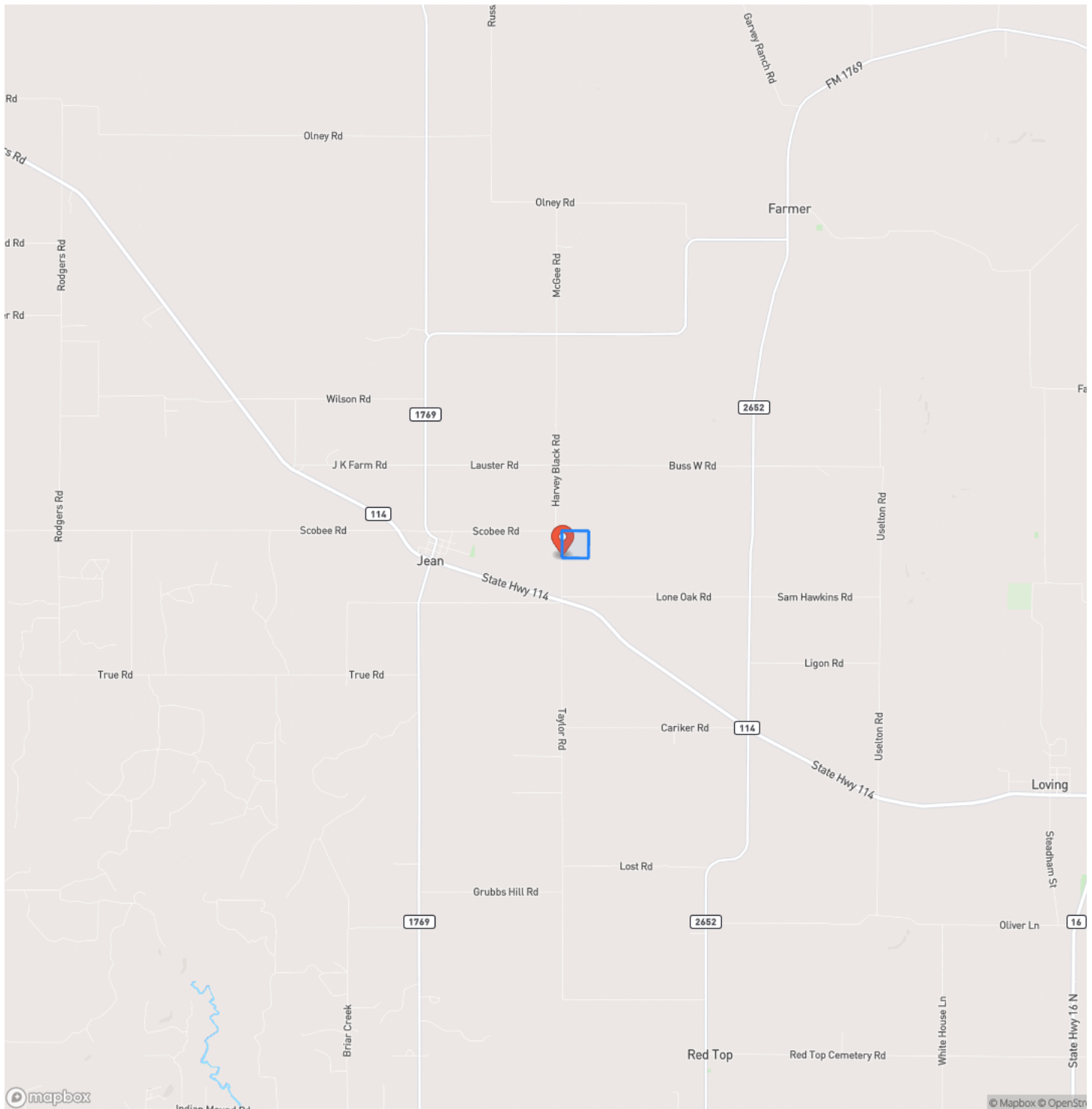


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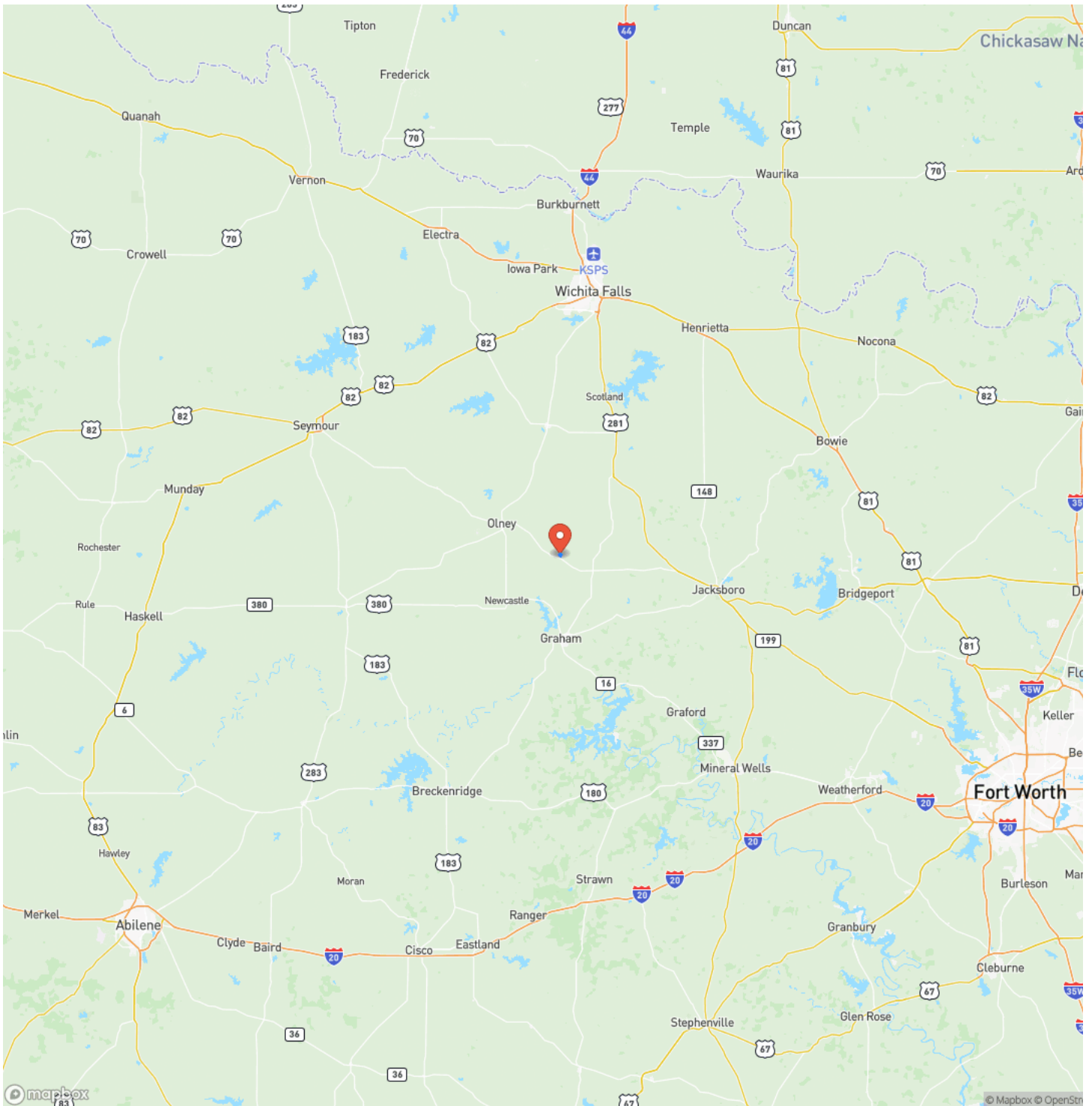




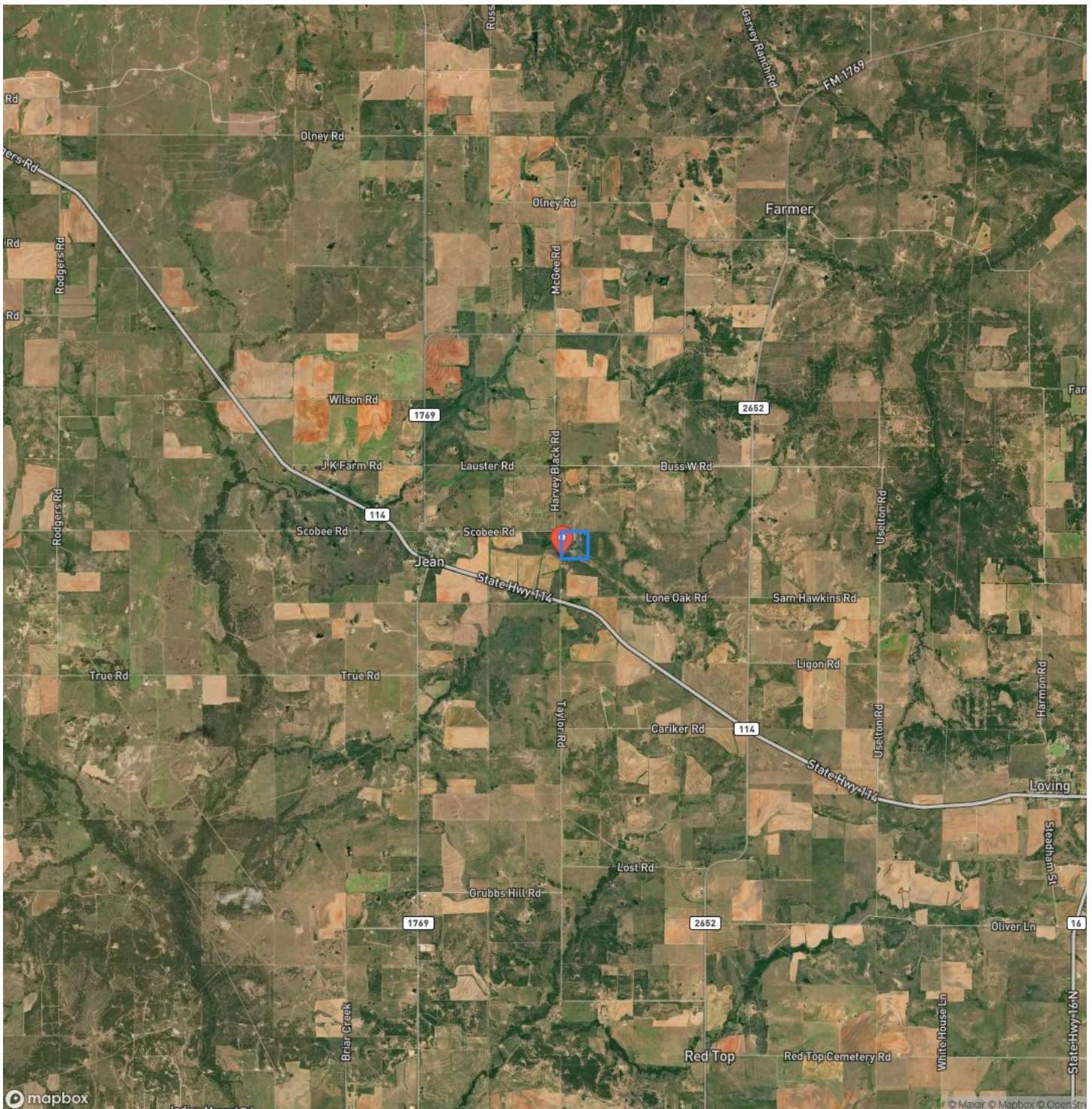
Locator Map



Locator Map



Satellite Map



Jolly Rock Ranch
Jean, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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City / State / Zip

Graham, TX 76450

NOTES

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Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
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