

Black Boot Ranch
Tbd White Road
South Bend, TX 76481

\$495,000
80± Acres
Young County



Black Boot Ranch
South Bend, TX / Young County

SUMMARY

Address

Tbd White Road

City, State Zip

South Bend, TX 76481

County

Young County

Type

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

Latitude / Longitude

32.986346 / -98.657909

Taxes (Annually)

90

Acreage

80

Price

\$495,000

Property Website

<https://cfreland.com/detail/black-boot-ranch-young-texas/86042/>



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PROPERTY DESCRIPTION

Black Boot Ranch is a versatile 80-acre tract in southern Young County, Texas, offering a blend of recreation, ranching, and potential homesites. It features an excellent wildlife habitat, with mature mesquite, live oak, and post oak trees, as well as thick underbrush that provides natural cover. Gently rolling terrain opens up to scenic southern views across a large neighboring property, making it an ideal setting for a future homesite.

A centrally located pond is a reliable water source for wildlife and livestock, while a seasonal, unnamed creek offers the potential for developing a larger surface pond. The ranch is composed primarily of quality sandy and clay loam soils, making much of the land suitable for cultivation or improved grazing. This area of Young County is known to grow large whitetail deer, and because of its large neighbors and proximity to the Brazos River. Along with whitetail deer, there are abundant feral hogs, varmints, and small game roaming the property.

An established interior ATV trail system allows easy access throughout the ranch. With no active oil and gas production, debris, or unsightly remnants, Black Boot Ranch stands out as a clean, well-kept property ready to enjoy or further develop with minimal effort.

-- IMPROVEMENTS --

- Utilities ~ Utilities available on White Road
- Road System ~ All dirt ATV roads/trails
- Fencing ~ Adequate for cattle grazing

-- WATER, COVER & TERRAIN --

- Surface Water ~ One pond and an unnamed seasonal creek for potential surface water
- Water ~ Fort Belknap Water Supply Company available
- 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 ~ Mostly clay loam and sandy loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ Pond is not currently stocked with fish
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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



-- ACCESS & DISTANCES --

- Road Frontage ~ White Road - 1,830 ft
- Piped Entrance ~ Two entrances on the north boundary
- Nearby Towns ~ 1.5 mi from South Bend
- Major Cities ~ 65 mi S of Wichita Falls, 105 mi NW of Fort Worth
- Airports ~ 15 mi N of Graham Municipal, 65 mi S of Wichita Falls Regional

AGENT COMMENTS: Black Boot Ranch is a turnkey mixed-use property ideal for someone looking to run a few cattle, enjoy a weekend hunting getaway, or just a place to have a homestead and live on. It is rare to find small ranches that are this clean and ready to be put to work.

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.



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LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

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Office

(940) 549-7700

Email

Heath@cfrland.com

Address

801 Elm Street

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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