

100 Acres in Loving, TX
TBD Oliver Lane
Loving, TX 76450

\$600,000
100± Acres
Young County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

100 Acres in Loving, TX
Loving, TX / Young County

SUMMARY

Address

TBD Oliver Lane

City, State Zip

Loving, TX 76450

County

Young County

Type

Hunting Land, Ranches, Farms, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

33.244567 / -98.55375

Taxes (Annually)

293

Acreage

100

Price

\$600,000

Property Website

<https://moreoftexas.com/detail/100-acres-in-loving-tx-young-texas/38301/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

100 Acres in Loving, TX Loving, TX / Young County

PROPERTY DESCRIPTION

This beautiful 100-Acre mixed-use property in Loving, Texas, is the perfect investment opportunity for anyone looking to purchase land in an area that has seen consistent growth and appreciation over the past several years. The property features a great combination of open fields and trees, with mesquites and cedars decorating the landscape. This tract also boasts two beautiful ponds combining for .5 acres of surface water, providing ample water for livestock, wildlife, and fishing. The land is currently used for grazing cattle and recreation, but the possibilities for this tract are endless. The mix of cover, open fields, and water, creates great habitat to develop your dream hunting property. The excellent perimeter fencing, open pasture, and flat terrain make the property very suitable for grazing livestock. Or take advantage of the beautiful country views and build your forever home on acreage. There is also the potential to produce income by leasing out the land. Call today to schedule a showing. Anders Land [\(940\) 268-4577](tel:9402684577)

Location:

2.5 Miles West of Loving, TX

10 Miles North of Graham, TX

80 Miles North West of Fort Worth, TX

110 Miles North West of Dallas, TX

Taxes:

\$293

The property is currently under agricultural tax exemption.

Wildlife:

Lots of White-Tailed Deer signs on the property

Rio Turkeys

Dove

Small Game

Wild Hogs

Water:

2 .25-Acre ponds on the property, Great water source for cattle and wildlife

Climate:

Average of 12 inches of rainfall per year



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Average of 266 Sunny days per year

Vegetation:

The property has mesquite, cedar, and oak trees throughout the property.

Vegetation provides great cover for wildlife and great shade for livestock.

Soil:

The property is mostly sandy loam soil

Current Use:

The property is currently used for grazing cattle and as a recreational get-away

Potential Use:

Recreational Hunting Property

Grazing livestock

Income-producing cattle lease

Homesite on Acreage

Weekend-get-away

Fencing:

Perimeter fencing around the property, Fences in great condition.

Minerals:

Seller owns 100% minerals, minerals negotiable

For more information

Contact: Anders Land / [\(940\) 268-4577](tel:9402684577) / aland@mossyoakproperties.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

100 Acres in Loving, TX
Loving, TX / Young County

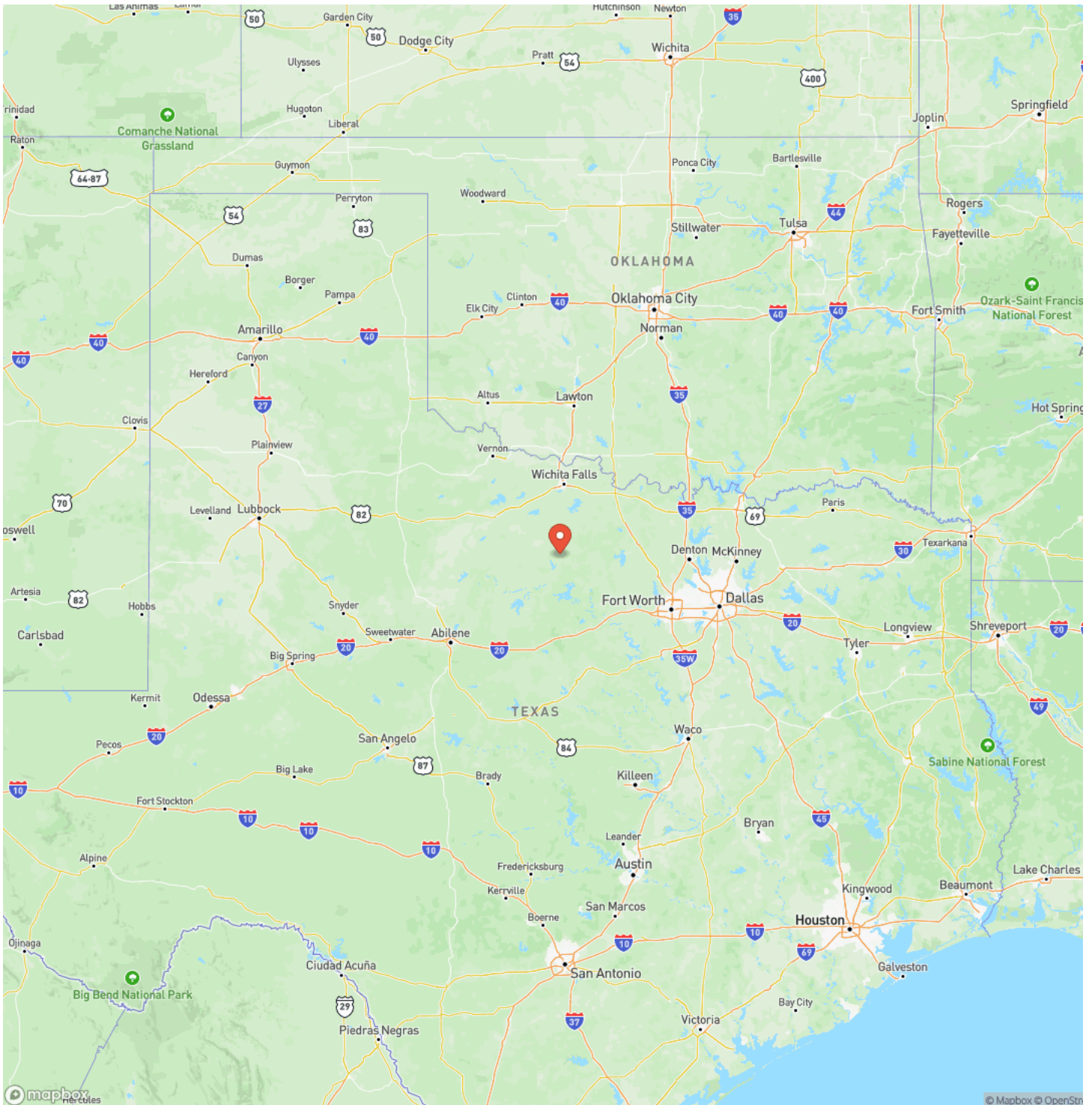


MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Locator Map



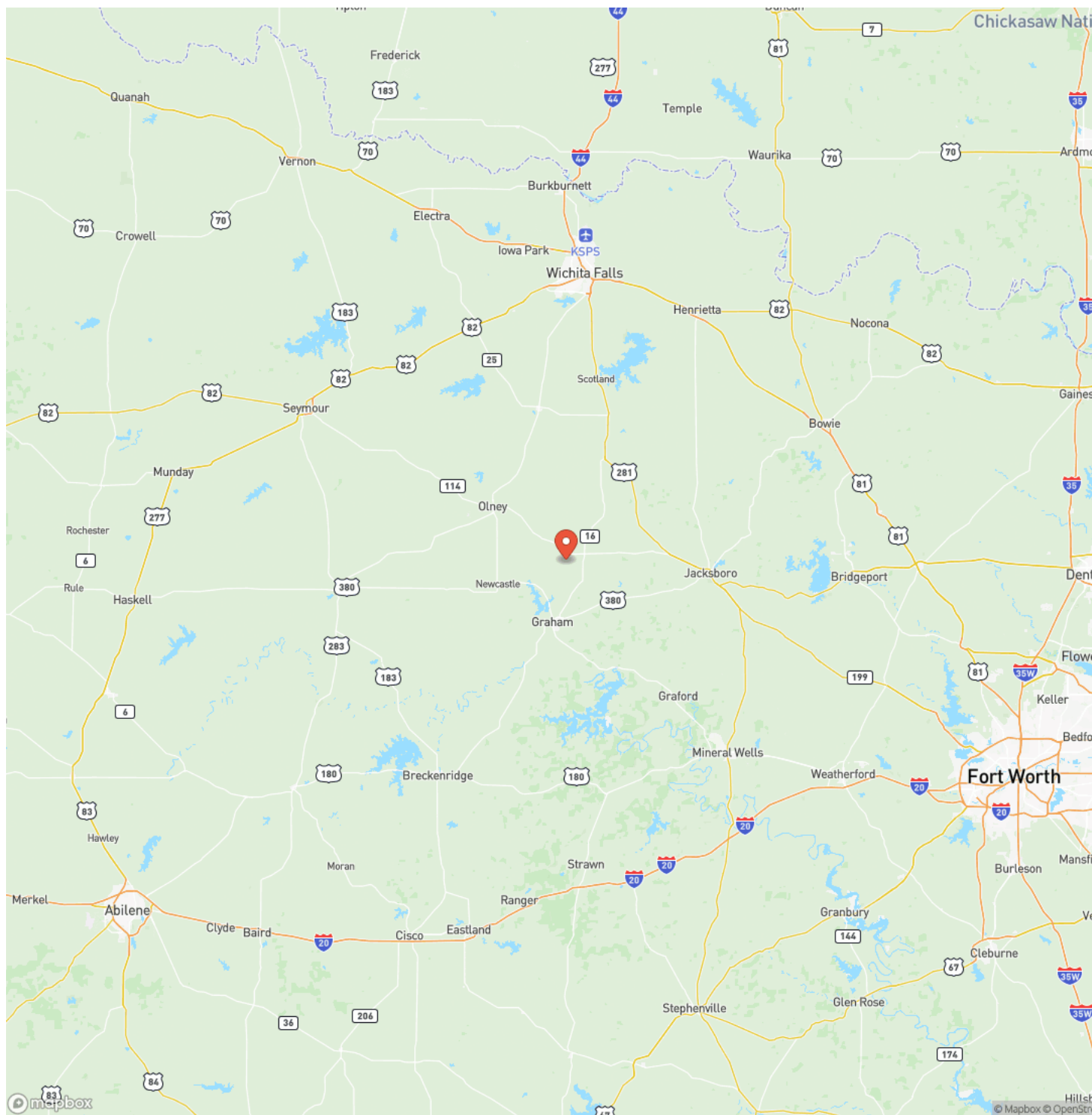
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

100 Acres in Loving, TX
Loving, TX / Young County

Locator Map



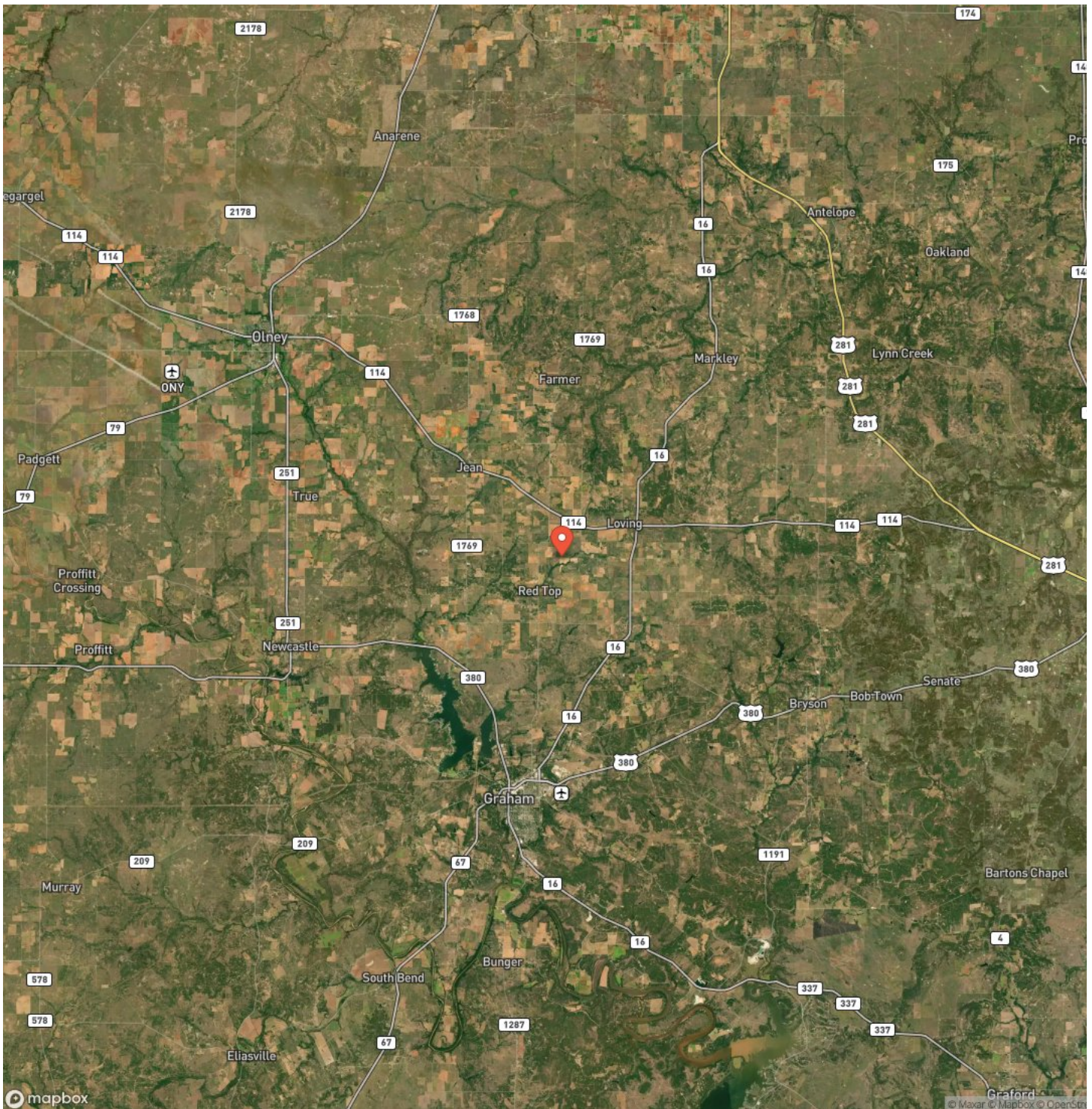
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

100 Acres in Loving, TX
Loving, TX / Young County

Satellite Map



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

100 Acres in Loving, TX
Loving, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Anders Land

Mobile

(940) 268-4577

Office

(833) 466-7389

Email

aland@mossyoakproperties.com

Address

4000 W University Drive

City / State / Zip

Denton, TX 76207

NOTES

[illegible]

**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

[illegible]

MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relation 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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com