

**15 Acres, Loving TX**  
**Hwy 16, Loving TX**  
**Loving, TX 76460**

**\$97,500**  
**15± Acres**  
**Young County**



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**15 Acres, Loving TX**  
**Loving, TX / Young County**

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**SUMMARY**

**Address**

Hwy 16, Loving TX

**City, State Zip**

Loving, TX 76460

**County**

Young County

**Type**

Farms, Ranches, Undeveloped Land

**Latitude / Longitude**

33.2464 / -98.507687

**Taxes (Annually)**

40

**Acreage**

15

**Price**

\$97,500

**Property Website**

<https://moreoftexas.com/detail/15-acres-loving-tx-young-texas/33439/>



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**PROPERTY DESCRIPTION**

15 +/- Acres of open pastureland that would make for a beautiful homesite of be an ideal investment opportunity if you are looking to buy land on the outskirts of the fast-growing DFW Metroplex. This tract is located just off Highway 16, less than 1 Mile South of Loving, TX and about 10 miles North of Graham, TX. With access from county maintained Steadham street. This area has seen constant growth in value over the past several years. Currently used for cattle grazing this ag-exempt property presents great potential to build your dream home on acreage, graze cattle or be used as an investment property.

CONTACT ANDERS LAND FOR MORE INFORMATION: [\(940\) 268 - 4577](tel:9402684577)

Potential Use: Cattle grazing, Hay production, Home site, Investment. Property has been planted with sunflower in the past for dove hunting.

Current use: This property is currently used for grazing cattle

Access: Steadham Street (Culvert will need to be put in)

School District: Graham ISD

Soils: Mix of Sandy Loam and Clay Loam

Minerals: No minerals to convey

Climate:

Average Annual Rainfall: 12 Inches of Rain Annually

Average number of Sunny Days: 266 Days of sunny weather



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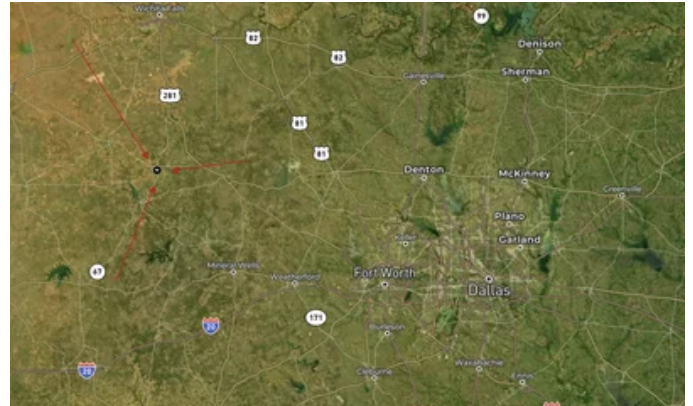
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## Locator Maps



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## Aerial Maps



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## LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

### 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

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## NOTES

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## **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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