

10 Acres and up Near Loving, Texas
188 Oliver Lane
Loving, TX 76460

\$100,000
10 +/- acres
Young County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

10 Acres and up Near Loving, Texas Loving, TX / Young County

SUMMARY

Address

188 Oliver Lane

City, State Zip

Loving, TX 76460

County

Young County

Type

Farms, Ranches, Undeveloped Land, Hunting Land

Latitude / Longitude

33.2440695 / -98.5091361

Acreage

10

Price

\$100,000

Property Website

<https://moreoftexas.com/detail/10-acres-and-up-near-loving-texas-young-texas/25236/>



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PROPERTY DESCRIPTION

These 10 acre parcels are sub-divided from at 55-Acre Tract

Don't miss out on this great opportunity to own 10 or more acres located less then 2 Hours from the DFW metroplex. This 55-acre tract is located just off of Highway 16, less than 1 Mile South of Loving, TX and about 10 miles North of Graham, TX. 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. This property features road frontage on 3 sides of the property with utilities available along the road. There is a pond located on the property adding beauty and uniqueness as well as providing a great water source for cattle. Seller is also will sub-divide the property into smaller tracts.

Potential Use: Cattle grazing, Hay production, Home site, Investment

Current use: This property is currently used for grazing cattle

Access: The Property has gated access off of Highway 16

Water features: 1/2 acre pond on the property, great water source for cattle.

Improvements: Property is completely perimeter fenced with cross fencing.

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

Taxes:

Property is under agricultural exemption taxes are less than \$200 per year.



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Location:

<1 Mile from Loving

~10 Miles from Graham

~75 Miles from Fort Worth

~100 Miles from Dallas

Contact:

Anders Land (940) 268-4577



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Locator Maps



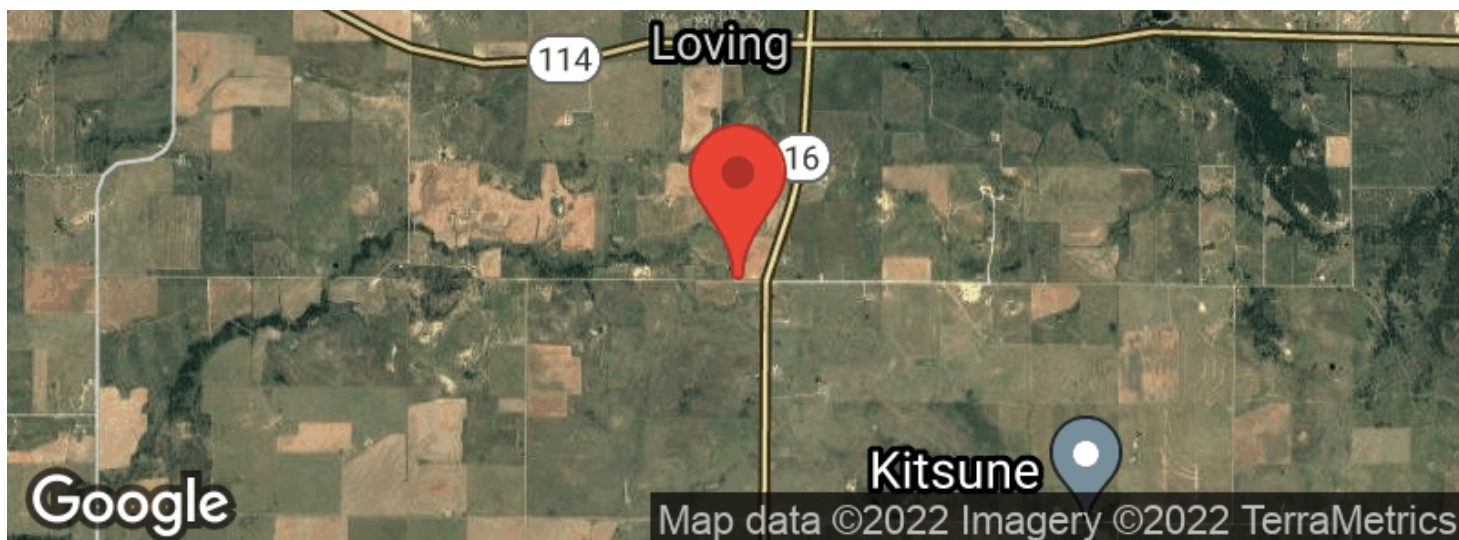
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Aerial Maps



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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

This image shows a blank 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.



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, but 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 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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