CALIFORNIA CREEK RANCH 474.4± ACRES

YOUNG COUNTY, TEXAS \$2,490,600





Office: (214) 361-9191 www.hrcranch.com

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OVERVIEW: Located in a tranquil area of Young County within the rolling plains of North Central Texas, California Creek Ranch offers a balanced mix of mature hardwoods and cultivated pastureland. Its namesake, California Creek, is joined by a large tributary that enters the northeast corner of the ranch and flows southeast, rejoining California Creek before exiting the property. The ranch encompasses both sides of the creek, creating a highly scenic and valuable natural feature that attracts abundant wildlife.

Situated due west of Newcastle, Texas, the property provides excellent access and convenient travel from the DFW area. Well suited for hunting, farming, running cattle, or developing a private recreational retreat, California Creek Ranch represents a classic West Texas property.

LOCATION: Approximately 6.3 miles west of Newcastle, Texas, and 18.7 miles west of Graham, Texas, the ranch is located just off FM 926 with frontage on S. Furr Road. Drive times from the Dallas–Fort Worth Metroplex are ~2 hours and 20 minutes from Dallas and 2 hours west of Fort Worth.

DIRECTIONS: From Graham, travel west on Highway 380 approximately 12.4 miles to Newcastle, Texas. Continue through Newcastle on Highway 380, which becomes FM 926, and proceed 6.3 miles. S. Furr Road will be on the north side of FM 926. Turn right (north) onto S. Furr Road and travel 1.2 miles. The main entrance gate is located on the right, at the top of the hill.



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ACCESS & ROADS: S. Furr Road runs along the west side of the ranch and provides two separate access points. Entrance One is the main gate, located near the north-central portion of the western boundary, and connects to an all-weather, rocked road suitable for year-round use. This entrance serves as the primary access to the ranch. Entrance Two is located south of the main gate on the western boundary and consists of a set of double gates designed to accommodate large equipment, providing direct access to the cultivated field. A well-maintained system of internal roads and trails provides access throughout the property.

TERRAIN: The entrance road runs along an elevated ridgeline at the center of the property, offering scenic views, sandstone outcrops, and scattered live oaks.

Three fenced cultivated fields (90 acres on the north, 32 acres on the south, and 10 acres in the center), all planted in winter wheat, provide supplemental feed for wildlife.

The eastern side is dominated by California Creek and its tributaries that ultimately flow into the Brazos River approximately two miles south of the property. The creeks and draws meander north to south, forming deep draws and a well-defined riparian corridor lined with mature post oaks, elm, cottonwood, and live oaks, along with dense native grasses.









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VEGETATION: Forbs, browse, and cactus species—including elbowbush, skunkbush, bumelia, and lotebush—are abundant and contribute to healthy wildlife habitat. Native grasses include thick stands of switchgrass, Texas wintergrass, dropseed, Indiangrass, and a variety of other native species. Tree cover on the western side of the ranch consists primarily of mesquite, with scattered live oaks and hackberry. The eastern portion, along California Creek, supports mature post oaks, cottonwood, elm, live oaks, and other native species typical of the region. Overall, the vegetation is diverse and above average.

WATER: Seven earthen stock tanks provide a reliable water source for both cattle and wildlife. Tank sizes range from approximately 0.5 to 2 acres. A centrally located water trough is attached to the property's rural water meter. The trough is equipped with a float to ensure a constant water level at all times. California Creek is a wet-weather creek and maintains quality pools of water throughout the year. See map for pond and creek location.





cattle PENS & FENCING: The ranch is fully perimeterand cross-fenced into five main pastures for rotational grazing. Fencing consists of five-strand barbed wire and is in good to excellent condition, with gates separating each pasture. A set of steel cattle pens and a small fenced trap adjacent to the pens support livestock management. Cultivated fields are fenced separately. Native rangeland is in excellent condition, with an estimated carrying capacity of one animal unit per 25–35 acres.

WILDLIFE: Whitetail deer, turkey, hogs, dove, ducks, and other native wildlife species are abundant, offering excellent hunting and wildlife viewing opportunities. The ranch also provides varmint hunting and is well-positioned to support a diverse range of wildlife.



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IMPROVEMENTS: Other than fencing, structural improvements are limited to an older red hay barn, multiple storage containers, and a set of cattle pens.

SURFACE LEASES: No active leases.

RURAL WATER: A Ft Belknap Water Supply Company meter is installed at the southwest corner of the ranch. A water line runs from the meter to a cattle water trough located near the center of the property.

ELECTRICITY: Electric service is provided by Ft Belknap Electric Cooperative with an inactive meter box on-site.

MINERALS: No minerals are owned.

SCHOOL DISTRICT: Newcastle ISD.

PROPERTY TAXES: The ranch is ag-exempt, and 2025 property taxes are \$1,255.24.

PRICE: \$5250 per acre (\$2,490,600)

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

CONTACT:

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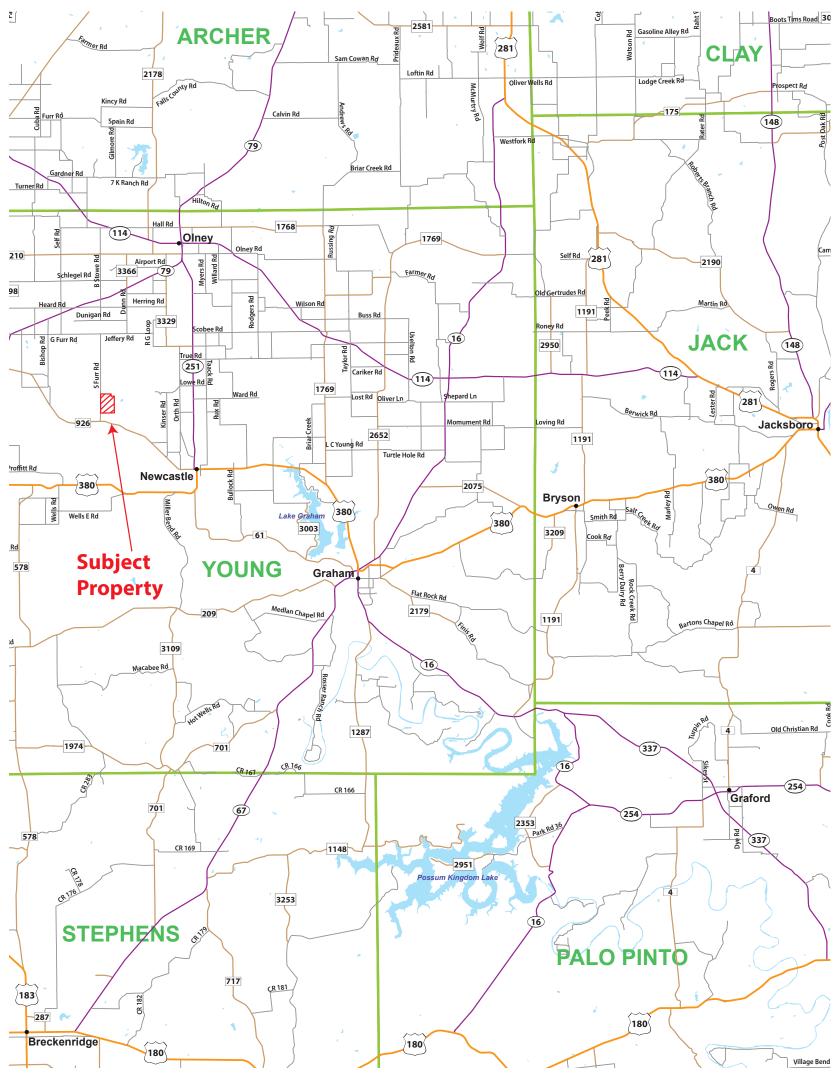


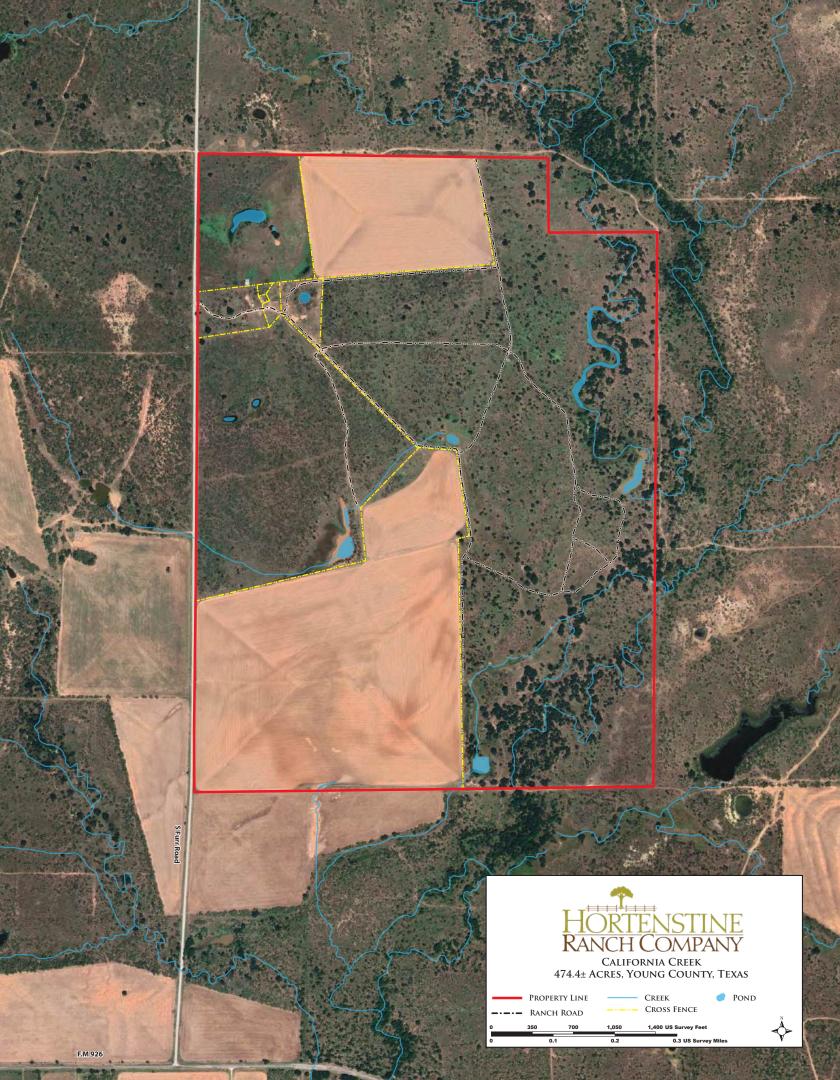


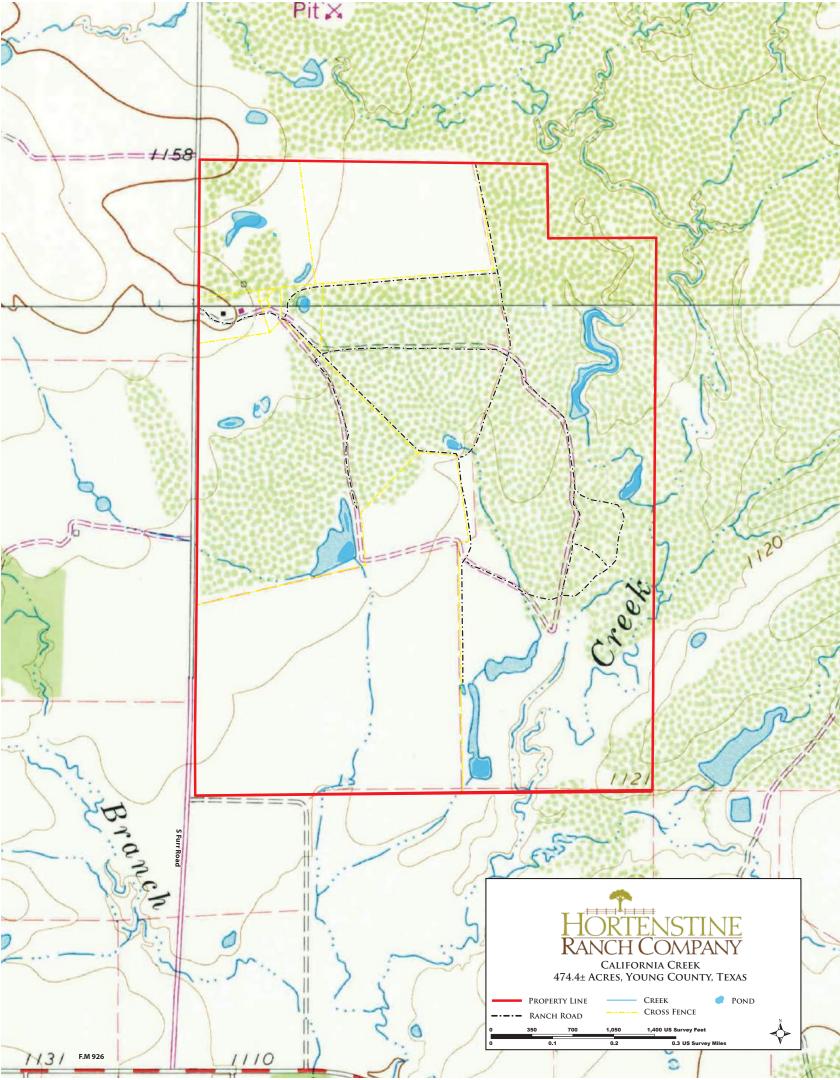
















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