

# Lentz Horse Ranch

93 ac w/House in Young County, TX



Boone Campbell Broker  
940.282.5500  
Boone@CFRLand.com

**Contact for Current Pricing**

This is carefully thought-out land improved for horses and cattle. The property includes a main house (3/2/2 w/Study), hay barn w/full apt., horse facilities (7 stalls w/water & heat), sheds, arena & pens. The creeks and ponds have been stocked with fish, mainly bass and catfish. Two ponds are spring-fed and the others are can be maintained by water wells. Ample wildlife runs the creeks, pastures and small food plots planted in the woods. In addition, the lush oat fields are irrigated from one of the seven total water wells on the property.

## **MAIN HOUSE**

1,990+/-sq ft  
3 Bedrooms, 2 Full Baths with Office  
Master En-Suite  
Large Laundry Room with Sink & Storage  
Wood-Burning Fireplace  
Covered Back Patio  
Climate Controlled 2 Car Garage  
Storm Shelter

## **COVER**

**Tree Cover**-Moderately Wooded;Post Oak, Live Oak, Mesquite, Elm, Willow  
**Underbrush**-Cedar Elm, Winged Elm, Broom Weed  
**Native Grasses**- Native & Improved

## **WATER FEATURES**

7 Water Wells  
5 Tanks/Ponds-Stocked  
Flint Creek with Back Ups-Stocked  
Wet Weather Creek-Heavily Wooded  
Fort Belknap Water Meter

## **IMPROVEMENTS**

Detached Workshop/Garage with AC  
Hay Barn with Apartment (1/1)  
Recent Model Mobile Home (3/2)  
Horse Barn w/Stalls & Water System  
Covered Pens  
Fenced Yard-Pipe Fence  
Completely Fenced & Cross Fenced  
Electricity Meter  
Water Meter & 7 Water Wells

## **MINERALS**

No Current Production  
No Minerals Owned  
4 Gas Pipelines

## **ACCESS**

Paved FM 2075 Frontage  
Paved Hwy 16 Frontage with Gate

## **DISTANCES**

6 miles South to Graham  
7 miles North to Loving  
55 miles North to Wichita Falls  
83 miles East to Fort Worth  
245 miles West to Midland