

Plum Hollow
Hwy 16
Loving, TX 76460

\$1,589,952
331.240 +/- acres
Young County



Plum Hollow
Loving, TX / Young County

SUMMARY

Address

Hwy 16

City, State Zip

Loving, TX 76460

County

Young County

Type

Hunting Land, Recreational Land, Ranches,
Undeveloped Land

Latitude / Longitude

33.293468077167375 / -98.48952515025928

Taxes (Annually)

475

Acreage

331.240

Price

\$1,589,952



PROPERTY DESCRIPTION

Plum Hollow consists of rugged terrain with outstanding views over a lush valley. Over the years Plum Creek meandered north and carved this hollow out of the land. Most of the post-oak-covered hills are flat-topped and provide exceptional build-sites. All three ponds are tucked into the side of a mountain or built on a minor draw. Three un-named creeks from the west create a significant surface water potential before connecting to the main creek. Plum Hollow is a diamond in the rough, waiting to become a masterpiece in its next chapter.

Broker's Comments -- This ranch will produce excellent grazing with proper management. The development potential is obvious with a mile of Hwy 16 frontage, ample underground water, and lack of floodplain compared to creek frontage. The prospective build sites are stunning, with some close to the road and elevated locations throughout the property. Some old roads wouldn't take much dirt work to create access to the entire ranch. Portions were sprayed for mesquite 15+ years ago without grubbing.

-- WATER & TERRAIN --

- 130 ft of elevation; Rugged hills along S & E boundaries, Lush bottoms in the NW portion
- 7,450 ft of Plum Creek; 3 ponds-1/3 ac; 2 small holes of water; 3 significant draws-pond potential
- Build sites on multiple hills-SE corner along Hwy, Several locations along the eastern boundary
- Flat fertile bottoms along the creek in the NE portion; Wooded hills & draws
- Good Underground water in the area-100ft-to 400ft at 10 to 40 GPM

-- COVER & WILDLIFE --

- Wildlife--Leased for hunting; Willing to stay; Whitetail deer, duck, dove, pigs, and varmint
- Tree Cover--100% wooded; Mesquite, post oak, live oak, elm, hackberry, pecan
- Underbrush--Moderate to heavy; Skunkbush, bumelia, elbowbush, ephedra, prickly pear, greenbrier, cockleburs
- Native Grasses--1 unit per 25 acres; ag exempt, leased for grazing to a western neighbor, willing to stay
- Cultivation & Soils--No current cultivation, sandy loams, signs of past mesquite spray (15+ yrs)

-- RANCHING & HUNTING IMPROVEMENTS --

- 2 gates on Hwy 16; Fenced-Fair to poor; not cross fenced, small trap on SW corner
- Small UTV/4 wheeler roads; Old roads are locatable but need work
- Electricity meter & ample underground water available

-- MINERALS & WIND --

- No Active Production or Lease; 50% of the owned minerals convey
- Wind turbines to the NW in the far distance; No transmission lines or substations nearby
- No known wind lease in the immediate area; All owned wind rights convey

-- ACCESS & DISTANCES --

- 1 mile of Hwy frontage; 2 miles N of Loving; 2 gates on E side of Hwy
- 20 miles W of Jacksboro; 15 miles NE of Graham (Closest Airport w/Fuel)
- 45 miles S of Wichita Falls (Regional Airport); 85 miles WNW of Fort Worth (International Airport)

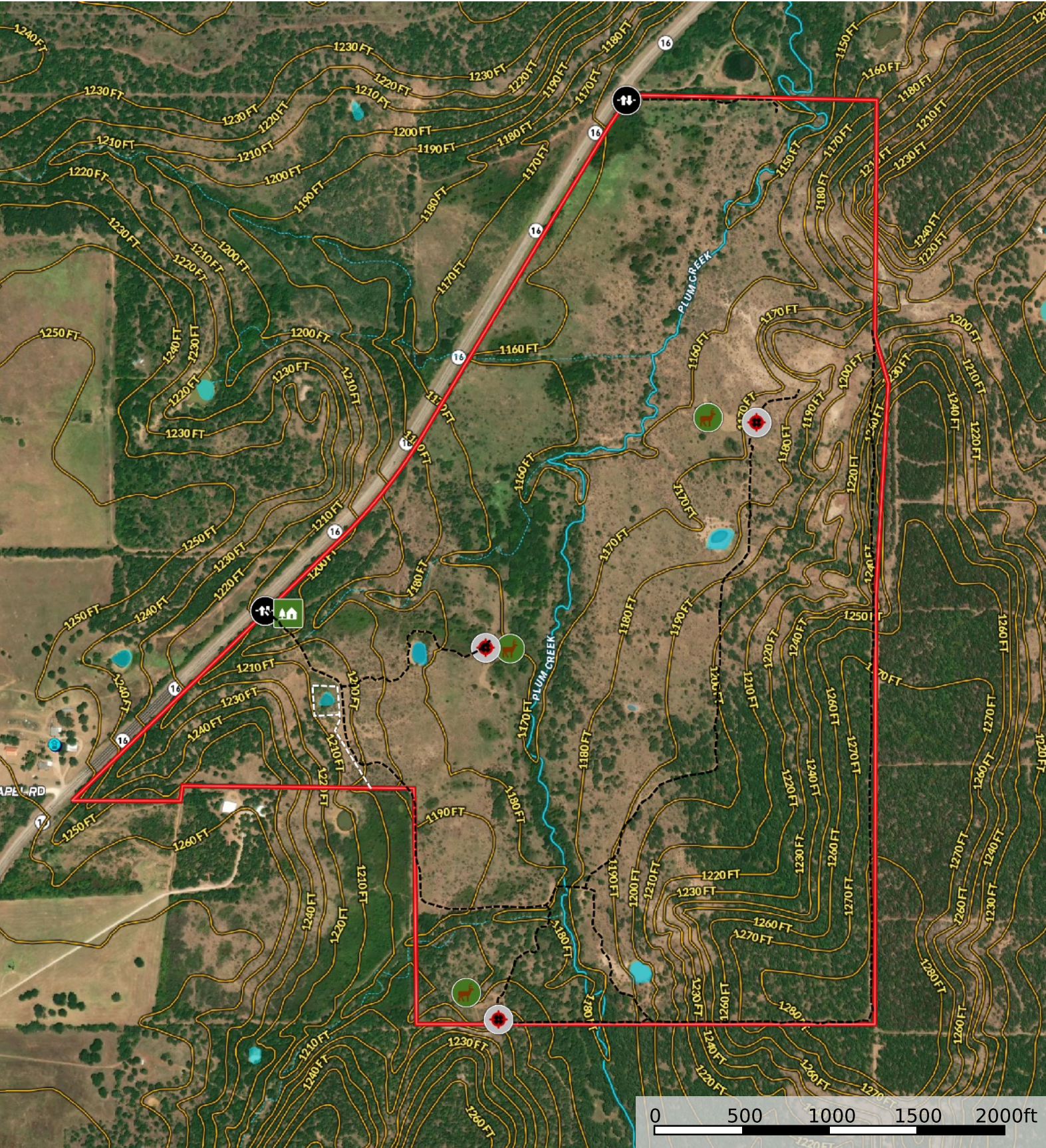
Listing Broker--Boone Campbell (940)-282-5500

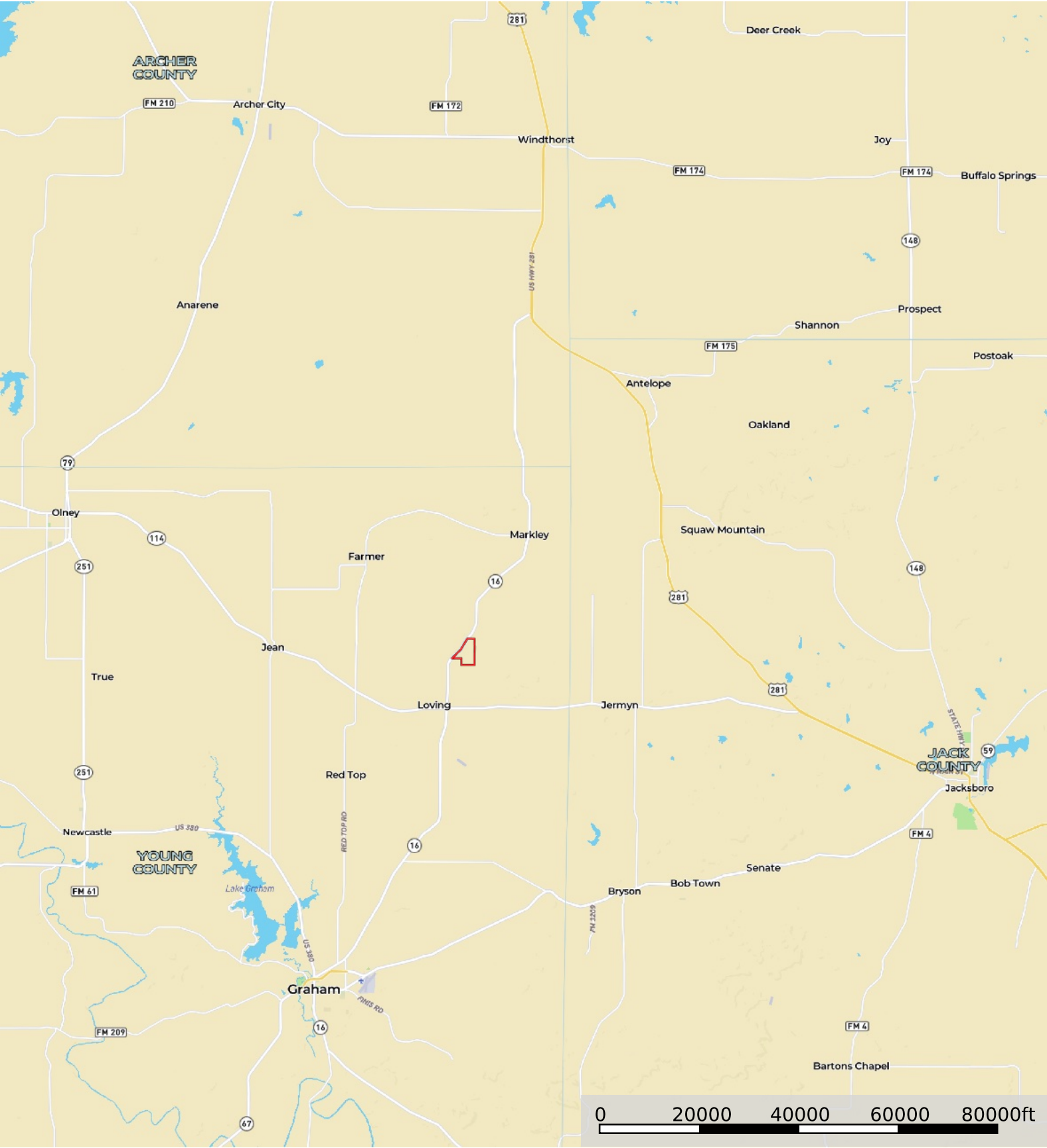
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 Boundary

LISTING REPRESENTATIVE

For more information contact:



Representative

Boone Campbell

Mobile

(940) 282-5500

Office

(940) 549-7700

Email

Boone@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Date

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