

Rabbit Furr Ranch
TBD G Furr Rd
Olney, TX 76374

\$3,588,416
962.2± Acres
Young County



Rabbit Furr Ranch
Olney, TX / Young County

SUMMARY

Address

TBD G Furr Rd

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.300123 / -98.861597

Taxes (Annually)

\$2,063

Acreage

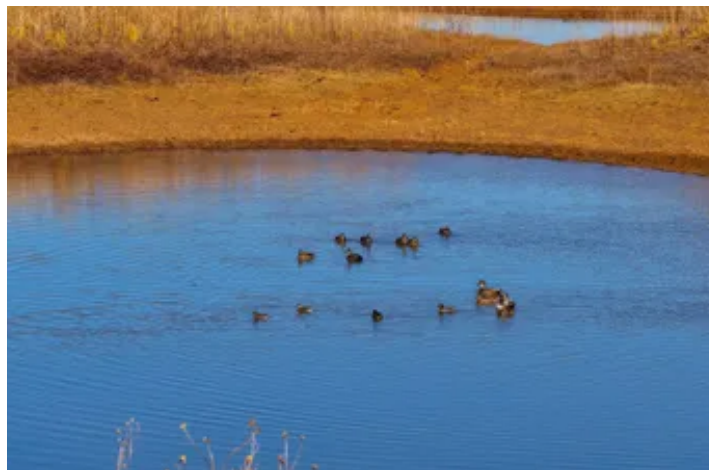
962.2

Price

\$3,588,416

Property Website

<https://cfrland.com/detail/rabbit-furr-ranch-young-texas/98840/>



PROPERTY DESCRIPTION

This 962.2 acre ranch on G. Furr Road in Young County, Texas, presents a rare opportunity to acquire a large-scale, well-maintained cattle operation with established infrastructure and a proven production history. The ranch has recently been surveyed into three tracts: 321.38 acres on the north side of the road and two tracts totaling 640.82 acres on the south side. Together, the ranch offers the scale, water resources, and operational improvements serious agricultural investors seek. The property includes approximately 383 acres of productive cropland, with the balance in native and improved grasses. The grasslands are largely open and highly fertile, with intensive brush control practiced for many years to maximize grazing capacity and operational efficiency. Cross fencing supports rotational grazing, wheat pasture management, and overall cattle performance while promoting responsible land stewardship.

Water is a major asset of this ranch. Rabbit Creek meanders through the interior, creating mature hardwood corridors that enhance habitat for livestock and wildlife. Multiple ponds provide abundant surface water, and hand-dug water wells are located on both the north and south tracts. Electricity is on-site on the north side, supporting current improvements and future expansion. Rural water is also in place with multiple lines running to several water troughs on both sides of the road, reinforcing the ranch's reliability for sustained cattle operations.

In addition to its agricultural strengths, the ranch offers several beautiful homesite locations throughout the property. Elevated areas provide expansive views of the surrounding countryside, creek corridors, and productive fields, creating ideal settings for a primary residence or weekend retreat while still maintaining full ranch functionality. The surface water also contributes to the ranch's recreational appeal. Ducks and geese frequent the ponds, the ponds offer fishing opportunities, and wildlife travel the creek corridors where hardwood cover meets productive wheat fields, creating excellent habitat and year-round enjoyment.

Improvements include a barn, implement shed, and storage container on the north tract, along with a barn on the south tract. Livestock working pens are located on both sides of the road near the barns, enabling efficient cattle handling across the entire 962.2 acres. The seller is also willing to divide the ranch and sell the 321.38-acre north tract or the 640.82-acre south tract separately. The seller would further consider dividing the south tract into two separately surveyed tracts, each surveyed at 320.58 acres and 320.24 acres.

If the south tract is divided, the existing rural water meter located at Bishop Road would serve the west 320.58-acre tract. A buyer of the north 321.38-acre tract and/or the east 320.24-acre tract would need to establish separate rural water service by connecting to the Ft. Belknap main line on Bishop Road and installing a separate meter located on the tract being served.

With its combination of scale, dependable water infrastructure, productive soils, functional improvements, multiple homesite options, and recreational appeal, this property offers immediate income-producing capability along with long-term appreciation potential in a strong agricultural region of Young County.

-- IMPROVEMENTS --

- Fences ~ 6-strand barbed wire, perimeter; cross fences-good to fair
- Electricity ~ Ft. Belknap Electric Co-Op meter on N 321.38 ac
- Rural Water ~ Ft. Belknap Water meter on S 640.82 ac; lines to multiple troughs & barn
- Barn ~ Larger barn, pole barn and storage container on N 321.38 ac
- Shed ~ Small shed for feed and cover on S 640.82 ac
- Working Pens ~ Working at both barns

-- WATER, COVER & TERRAIN --

- Creek ~ 2.5 mi Rabbit Creek; wooded creek dissects property; holds game
- Surface Water ~ 16 ponds, each over .5 ac; 6 tanks each under .5 ac
- Water Wells ~ 2; seep well near creek on N 31.38 ac; old windmill well on S 640.82 ac
- Cultivation ~ 383 acres planted to winter wheat

- Tree Cover ~ Open to lightly wooded; hardwoods along the creek
- Grasses ~ Kleingrass and Switchgrass, and a variety of native grasses
- Elevation Changes ~ 60ft: Rolling; climbing from S to N

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, turkey, hog, varmint, dove, quail, geese, duck & varmint
- Habitat ~ Thick stands of native and improved grass - excellent bedding; wooded creek
- Pictures & Videos ~ Game camera footage coming soon

-- MINERALS, WIND & SOLAR --

- Mineral Rights ~ Seller's owned minerals (unknown) will convey
- O&G Production ~ No active production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active turbines
- Solar Rights ~ 100% solar rights convey
- Solar Production ~ No active solar panels in the area

-- EASEMENTS --

- Electricity ~ Meter on N 321.38 ac: Ft. Belknap Electric Co-op
- Water - Meter on W fenceline of S 640.82 ac: Ft. Belknap Water Supply

-- ACCESS & DISTANCES --

- Road Frontage ~ 1.4 mi G. Furr Rd; .7 mi Bishop Rd; .7 mi Self Rd
- Nearby Towns ~ 7 mi SW of Olney; 26 mi NW of Graham
- Major Cities ~ 53 mi SW of Wichita Falls; 92 mi NE of Abilene; 124 mi NW of Ft. Worth
- Airports ~ 7 mi SW of Olney Mun'I; 27 mi NW of Graham Mun'I; 128 mi NW of DFW Int'l

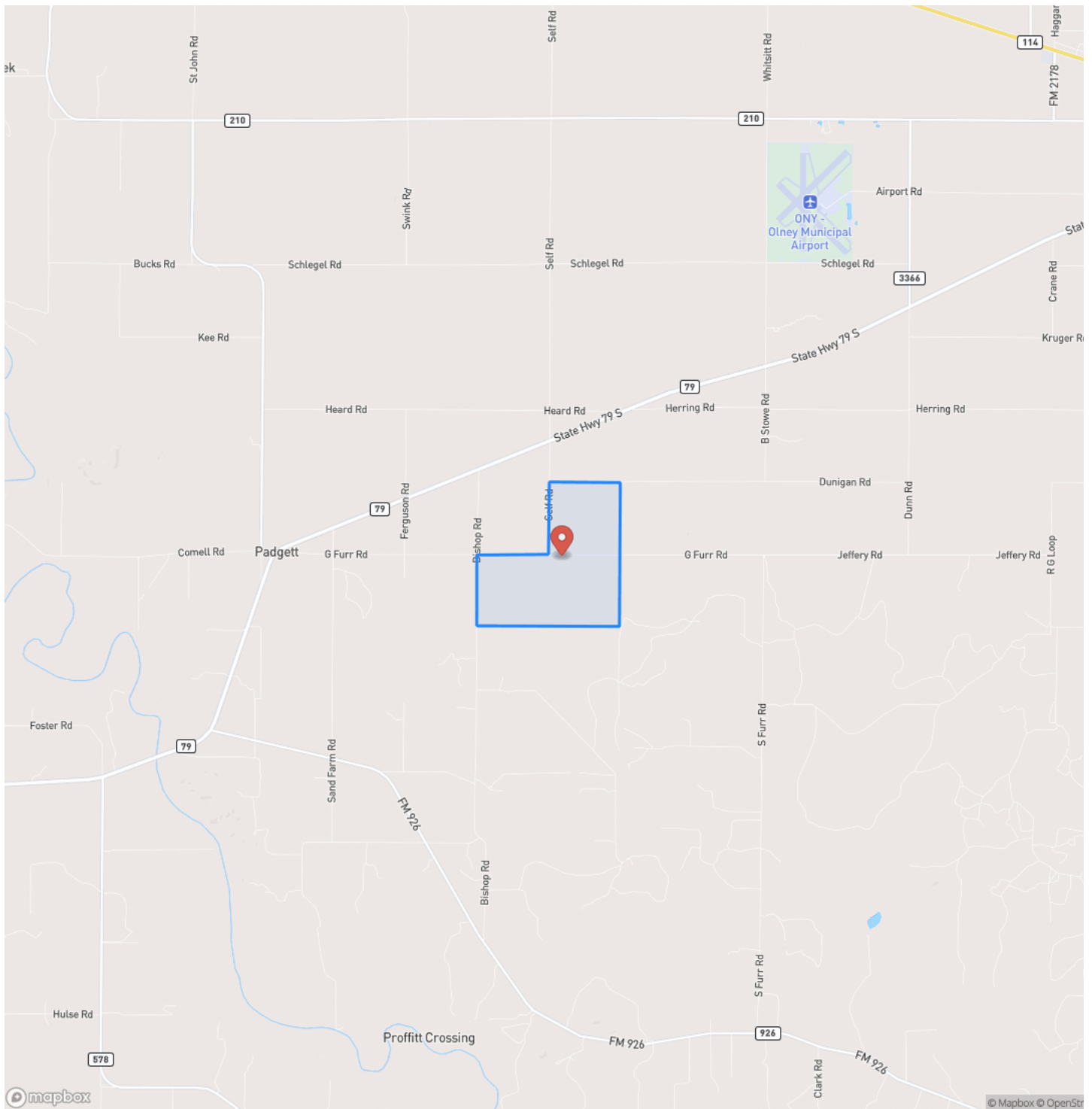
AGENT COMMENTS: Large acreage tracts like this rarely come on the market and offer exceptional agricultural value in today's strong cattle market. Featuring productive grasses, cultivated fields, strong water infrastructure (rural water, wells, ponds), barns, livestock pens, and cross-fencing, all complemented by added recreational appeal. A brand new survey is now available, and the seller is willing to divide this property! Call me today for a showing!

Listing Agent -- Kathy Bailes [\(940\)-256-4958](tel:940-256-4958)

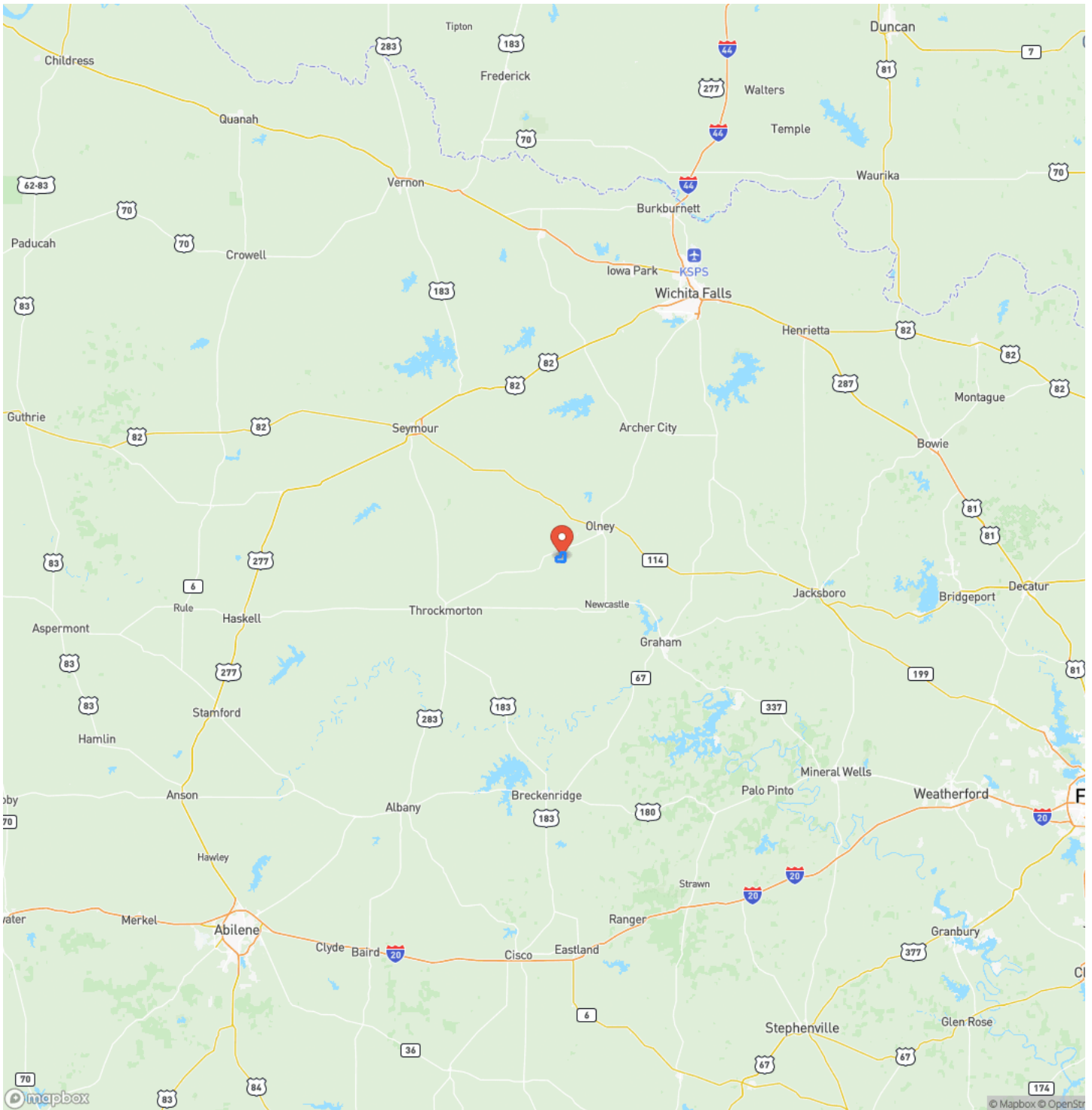




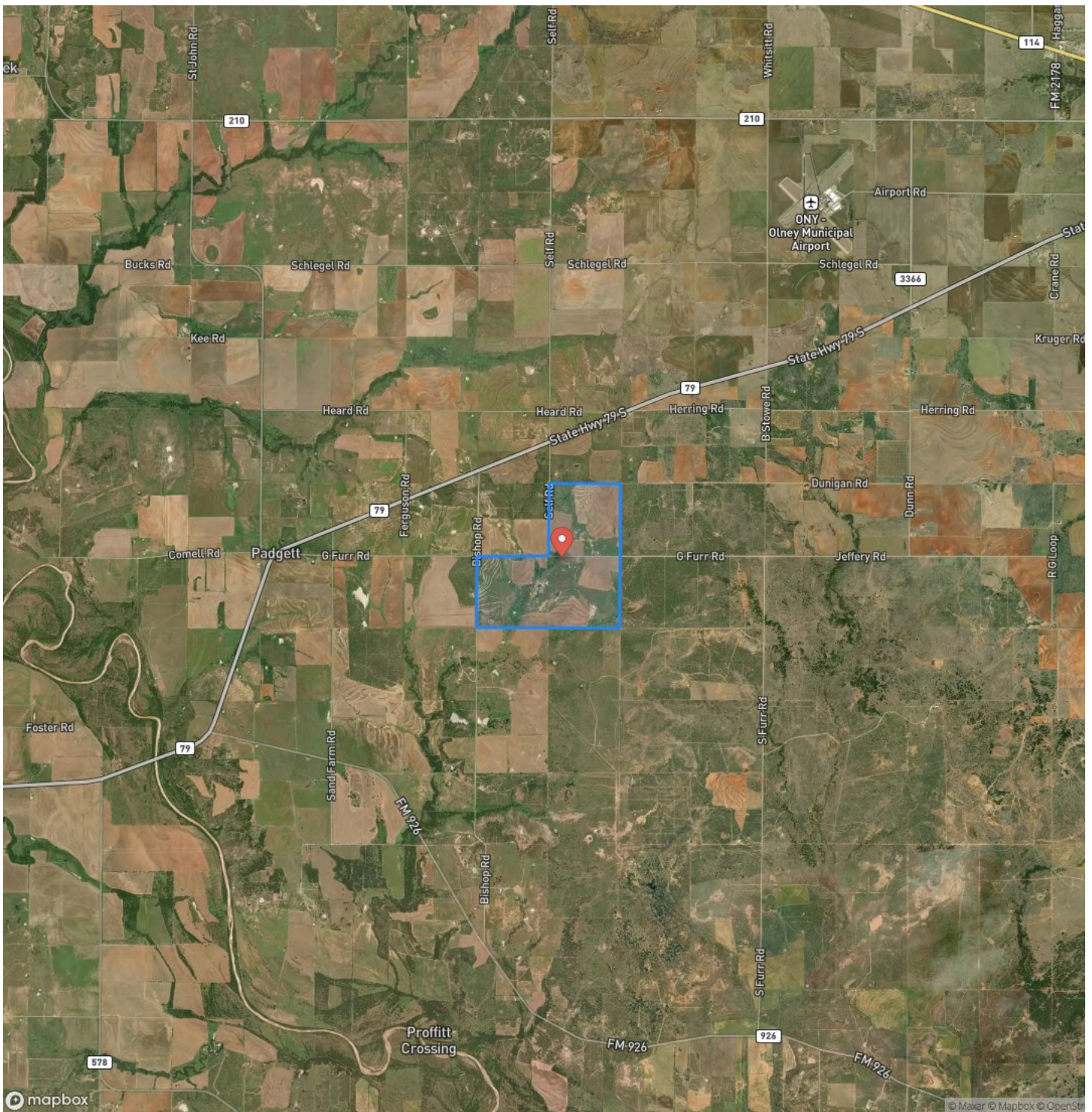
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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This image shows a single 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.

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