

South Furr Ranch
TBD G Furr Rd
Olney, TX 76374

\$2,599,680
640± Acres
Young County



South 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, Undeveloped Land

Latitude / Longitude

33.294914 / -98.863901

Taxes (Annually)

1177

Acreage

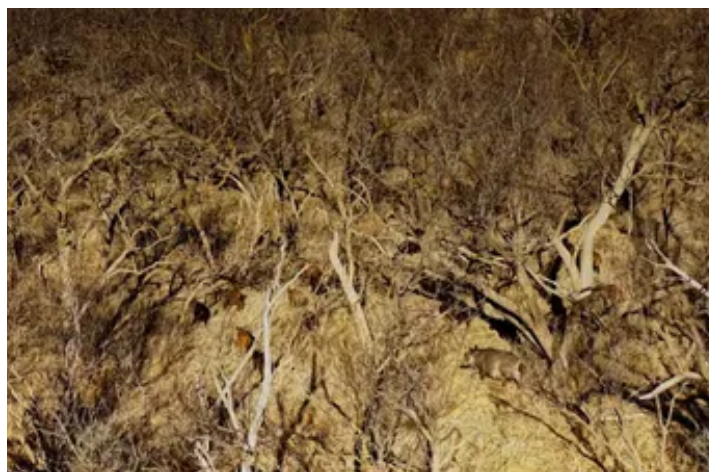
640

Price

\$2,599,680

Property Website

<https://cfrland.com/detail/south-furr-ranch-young-texas/99891/>



PROPERTY DESCRIPTION

Situated on G. Furr Road in Young County, Texas, this 640-acre ranch represents a strong standalone cattle property with a thoughtful blend of production, water, usability, and year-round recreational appeal. The ranch is well balanced, offering approximately 187 acres of cultivation complemented by established native and improved grasses. The grass pasture is open, clean, and highly productive, reflecting years of consistent brush management and stewardship. Cross-fencing divides the ranch into practical grazing units, enabling efficient livestock rotation and seasonal utilization of wheat pasture. In addition to its agricultural strengths, the property provides excellent wildlife habitat and outdoor enjoyment, with open pastureland, cultivated fields, and natural water features creating an attractive environment for hunting, fishing, and observing native wildlife.

Reliable water distribution strengthens the ranch's operational capacity. Rabbit Creek winds through the property, lined with mature hardwoods that provide shade, shelter, and natural travel corridors for wildlife. Multiple ponds are strategically positioned across the ranch, and an older hand-dug well remains in place. There is a rural water meter on the west fenceline, with lines serving several troughs, supporting dependable livestock watering across the acreage. Electricity is located nearby, offering convenient access for improvements or future development.

Beyond its cattle functionality, the ranch also provides exceptional building sites. Gently elevated areas overlook the creek bottoms and cultivated fields, delivering long-range views and privacy while remaining central to ranch operations. Whether for a full-time residence or a weekend headquarters, the setting combines practicality with scenic appeal.

Recreation further enhances the property's value. The ponds attract resident waterfowl, and fishing opportunities are available, while whitetail deer and other native wildlife move naturally through the hardwood-lined creek corridors. A barn and livestock working pens support day-to-day operations, rounding out a ranch that is both income-producing and enjoyable. With productive soils, established infrastructure, dependable water, and attractive homesite potential, this 640-acre offering stands as a well-rounded investment in a proven ranching area of Young County.

-- IMPROVEMENTS --

- Fences ~ 6-strand barbed wire, perimeter; cross fences-good to fair
- Rural Water ~ Ft. Belknap Water Supply meter on west fenceline; lines to multiple troughs throughout pasture
- Electricity ~ Ft. Belknap Electric Co-Op power line available 1000 ft to the north
- Large Shed ~ Houses two wooden grain bins
- Working Pens ~Sturdy pipe pens attached to barn

-- WATER, COVER & TERRAIN --

- Creek ~ 1.3 mi Rabbit Creek; wooded creek dissects property; holds game
- Surface Water ~ 13 ponds, each over .5 ac; 5 tanks each under .5 ac
- Water Well ~ Old windmill well
- Cultivation ~ 187 ac 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 ~ 60 ft: 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 --

- Water Line - Meter on W fenceline: Ft. Belknap Water Supply

-- ACCESS & DISTANCES --

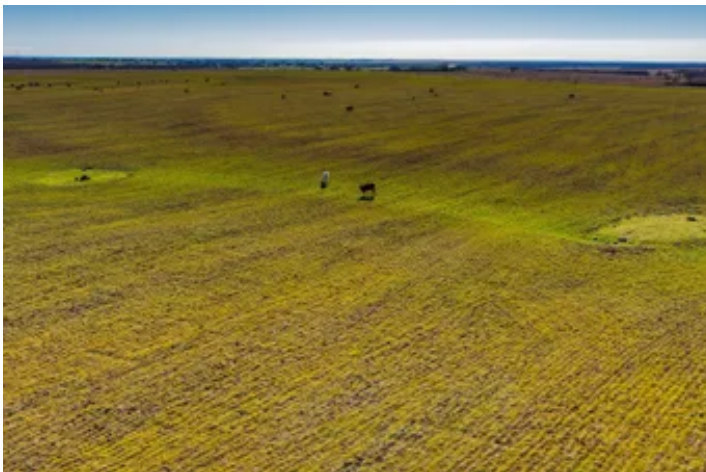
- Road Frontage ~ 1.4 mi G. Furr Rd; .7 mi Bishop Rd
- Nearby Towns ~ 7 mi SW of Olney; 26 mi NW of Graham
- Major Cities ~ 53 mi SW of Wichita Falls; 92 mi NE of Abilene; 124 mi NW of Ft. Worth
- Airports ~ 7 mi SW of Olney Mun'l; 27 mi NW of Graham Mun'l; 128 mi NW of DFW Int'l

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. Call me today for a showing!

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



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