

North Furr Ranch
TBD G. Furr Rd
Olney, TX 76374

\$1,177,600
320± Acres
Young County



North 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

33.305639 / -98.857751

Taxes (Annually)

886

Acreage

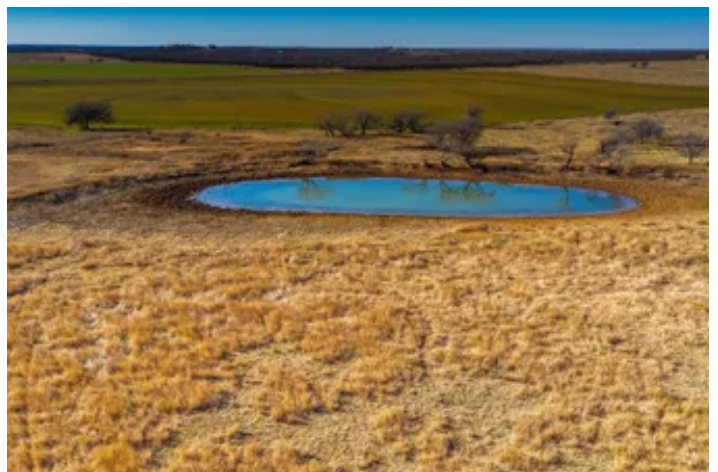
320

Price

\$1,177,600

Property Website

<https://cfrland.com/detail/north-furr-ranch-young-texas/99858/>



PROPERTY DESCRIPTION

With its combination of productive soils, reliable surface water, and attractive terrain, this 320-acre ranch on G. Furr Road in Young County, Texas, stands out as a highly functional and versatile agricultural property with meaningful recreational appeal. The ranch offers an excellent balance of cultivation and pasture, including approximately 195 acres of quality farmland complemented by established native and improved grasses. Open grazing areas have been thoughtfully maintained through long-term brush management, enhancing carrying capacity and overall efficiency. Interior cross-fencing supports effective livestock rotation and wheat pasture utilization while promoting sound land stewardship practices.

Rabbit Creek winds through the property, adding both agricultural value and natural beauty to the landscape. Mature hardwoods line the creek corridor, providing shade, strong wildlife habitat, and seasonal character. Surface water is well distributed with multiple ponds and a hand-dug well is situated near the creek. Electricity is already in place on the property, and rural water access is available nearby, offering flexibility for future expansion or residential improvements.

The ranch also offers numerous elevated build sites with sweeping views of the surrounding countryside. Whether envisioning a permanent residence or a weekend retreat, the terrain provides attractive settings overlooking productive fields and the scenic creek bottom. In addition to its agricultural strengths, the property offers excellent recreational enjoyment. Ducks and geese are regularly found on the ponds, and the surface water offers enjoyable fishing opportunities. Whitetail deer, hogs, and other native wildlife travel the hardwood corridors where creek habitat meets cultivated acreage.

Operational improvements are in place to efficiently support everyday ranch activities. A larger barn, pole barn, storage container, and working pens located near the barn provide practical infrastructure for handling livestock and managing the property with ease. Blending productivity, dependable water, scenic homesite potential, and year-round recreational appeal, this 320-acre ranch offers a well-rounded ownership opportunity in a highly desirable area of Young County.

-- IMPROVEMENTS --

- Fences ~ 6-strand barbed wire, perimeter; cross fences-good to fair
- Electricity ~ Ft. Belknap Electric Co-Op meter on-site by barns
- Rural Water ~ Ft. Belknap Water Supply line available on Bishop Rd, 3750 ft to the west
- Barns ~ Larger barn, pole barn, and storage container
- Working Pens ~ Pipe working pens next to barns

-- WATER, COVER & TERRAIN --

- Creek ~ 1.2 mi Rabbit Creek; wooded creek dissects property; holds game
- Surface Water ~ 3 ponds, each over .5 ac; 1 tank under .5 ac
- Water Well ~ Seep well near Rabbit Creek
- Cultivation ~ 195 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 ~ 50 ft: Rolling; climbing from SW to NE

-- 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 --

- Electric Power Line ~ Ft. Belknap Electric Co-op

-- ACCESS & DISTANCES --

- Road Frontage ~ .7 mi G. Furr 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'l; 27 mi NW of Graham Mun'l; 128 mi NW of DFW Int'l

AGENT COMMENTS: Quality ranches with this combination of productive ground, dependable water, and functional improvements are becoming harder to find. With strong grazing, cultivation, barns, pens, cross-fencing, and added recreational appeal, this property is ready for immediate use. Call me to schedule a showing!

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



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