

000 Proffitt Road, Newcastle, Texas 76372
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Newcastle, TX 76372

\$675,000
156± Acres
Young County



000 Proffitt Road, Newcastle, Texas 76372
Newcastle, TX / Young County

SUMMARY

Address

000 Proffitt Road,

City, State Zip

Newcastle, TX 76372

County

Young County

Type

Farms, Hunting Land, Timberland, Recreational Land, Lot,
Undeveloped Land

Latitude / Longitude

33.193072 / -98.888315

Acreage

156

Price

\$675,000

Property Website

<https://www.mockranches.com/property/000-proffitt-road-newcastle-texas-76372-young-texas/83447/>

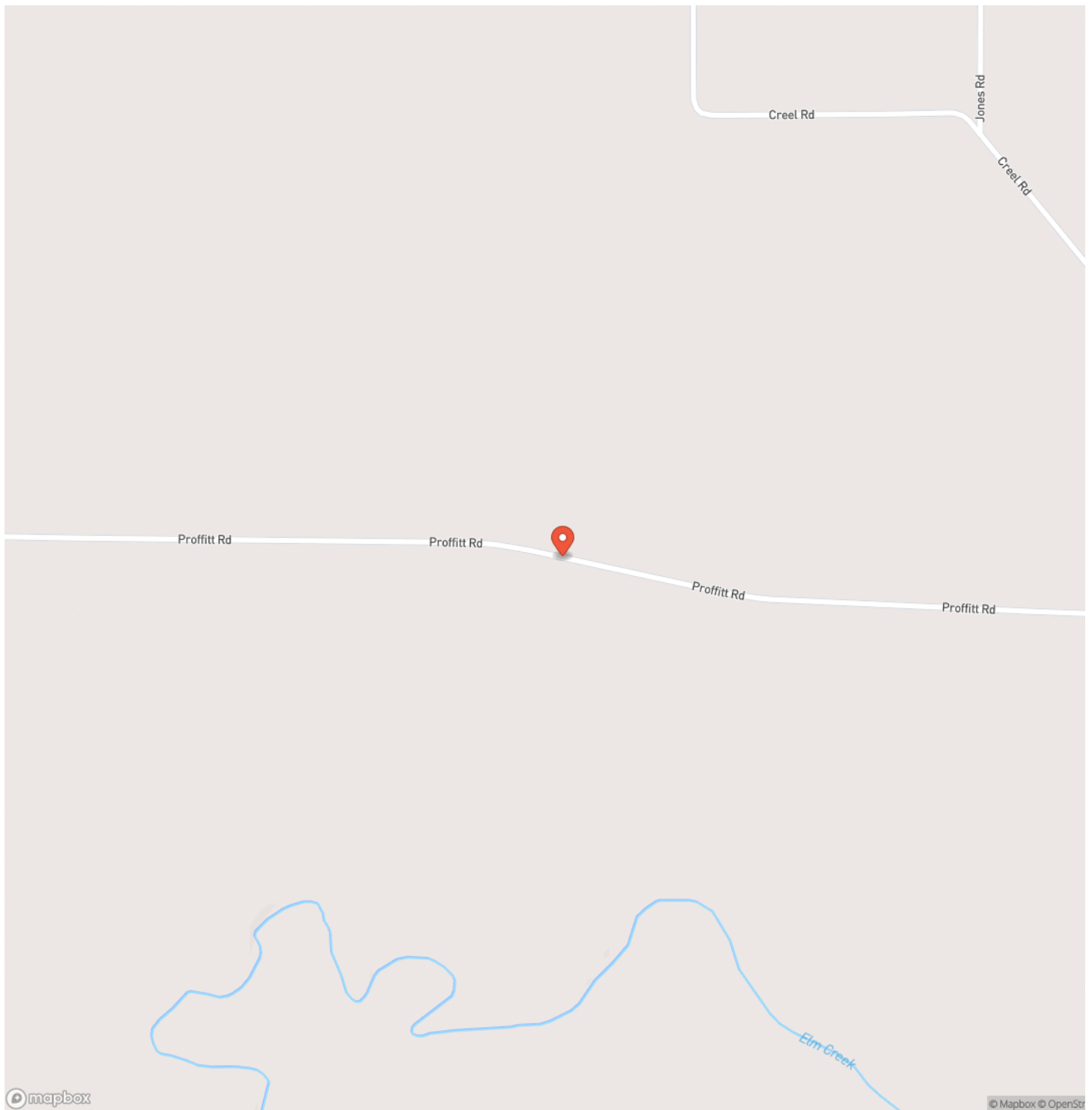


PROPERTY DESCRIPTION

Hunt, fish, and ranch here in Young County, just west of Newcastle, TX. This multidimensional ranch tract should be attractive to the recreational hunter, or small ranch operator. It is split approximately 70 acres in cultivation and 86 acres in native brush pasture. There are two nice ponds for fishing, wildlife or livestock water, the ranch is completely fenced and cross fenced for rotating cattle. The fields have been leased for winter wheat, and yearling calves, while the pasture has been a part of a larger cattle grazing rotation. Hunting on the ranch is very good. with game camera pictures of mature bucks, turkey and hogs. The ranch is set up for hunting, and the sellers will convey three Stump hunting blinds and three All Seasons feeders. The property has approximately 60' of elevation change, with a high point overlooking the fields for panoramic views of big ranch country and great sunsets. - Seller is willing to pay to have the rural water line extended to the property and a water meter instilled, and to have power brought to the property.

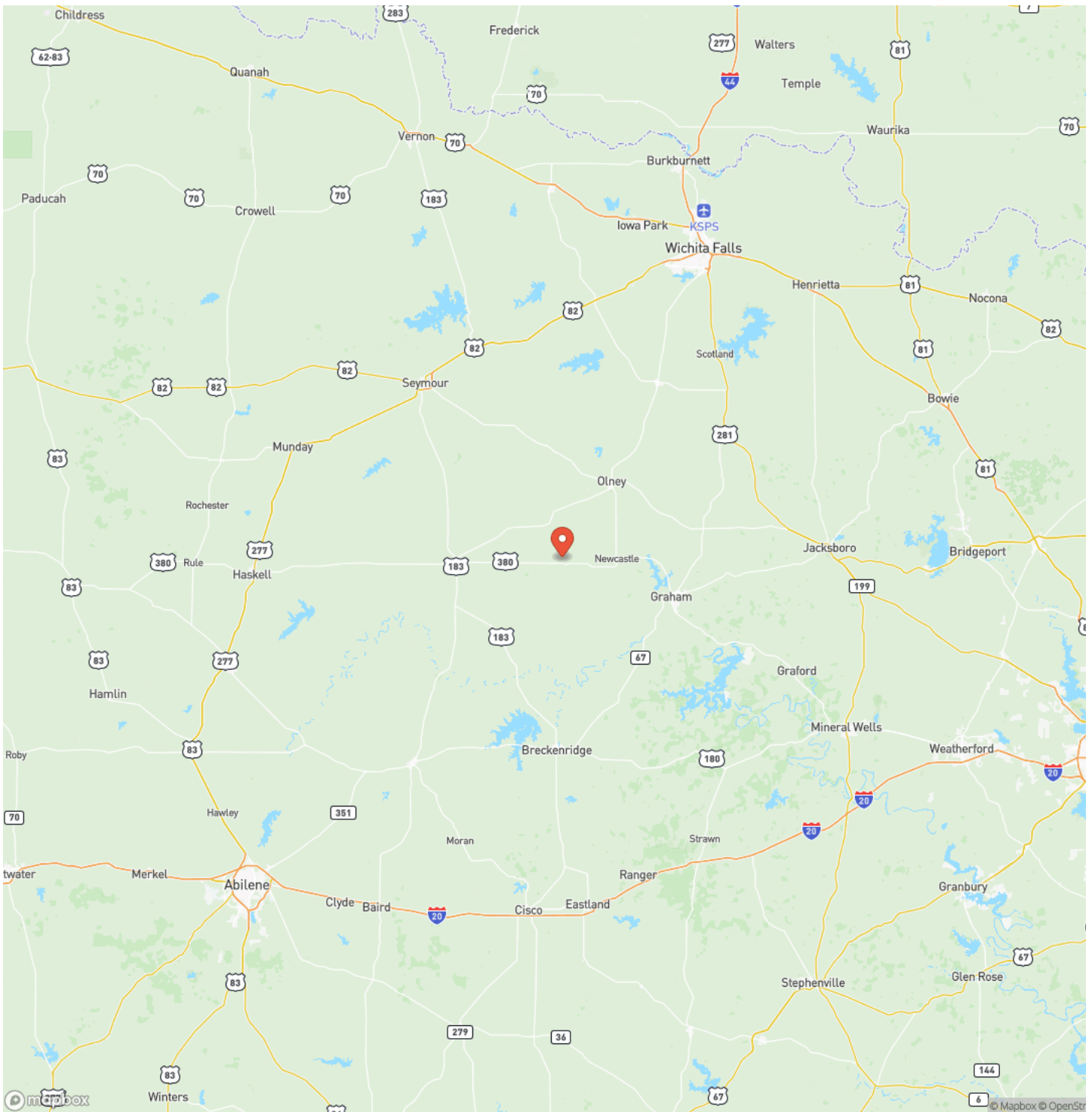


Locator Map



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Locator Map



MORE INFO ONLINE:

Mockranches.com

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Satellite Map



MORE INFO ONLINE:

[Mockranches.com](https://www.Mockranches.com)

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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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