

**133.25 Acres of Recreational Land in Jack and Young
County**
5600 Roney Rd
Jermyn, TX 76459

\$665,000
133.250± Acres
Jack County



MORE INFO ONLINE:

MoreofTexas.com

133.25 Acres of Recreational Land in Jack and Young County Jermyn, TX / Jack County

SUMMARY

Address

5600 Roney Rd

City, State Zip

Jermyn, TX 76459

County

Jack County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.297895 / -98.419724

Acreage

133.250

Price

\$665,000

Property Website

<https://www.mossyoakproperties.com/property/133-25-acres-of-recreational-land-in-jack-and-young-county-jack-texas/48185/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

MAJOR PRICE REDUCED - OWNER FINANCING AVAILABLE. MINERALS ARE NEGOTIABLE. 133.25 acres of prime hunting land located in Jack and Young County, Texas. With the property located in two different counties, it allows the hunter to take advantage of hunting both without leaving the confines of the land. This property is a haven for wildlife and hunters alike. Its well-maintained road infrastructure throughout ensures easy access around the land. The managed terrain is covered in mature mesquite trees and creates excellent hunting grounds for whitetail deer. The 2 ponds not only enhance the natural beauty of the land but also offer exceptional fishing, water for livestock and wildlife. The grass has been well taken care of for anyone looking to graze their livestock. Located on a dead-end road, this property is very private and would be a great homesite or getaway for the family. Don't miss out on this opportunity to own land in two different counties and make this an oasis for you and the family.

LOCATION:

18 miles to Jacksboro

21 miles to Graham

49 miles to Wichita Falls

96 miles to DFW

WATER:

- Two tanks totaling over 1.5 acres of water.
- Multiple wet weather creeks

UTILITIES:

- Co-op electricity along the county road

WILDLIFE:

- Great hunting property for Whitetail deer, hogs ducks, dove and small game

MINERALS:

- Negotiable

VEGETATION:

- Mature mesquites cover the majority of the property
- Good native grass for grazing

TERRAIN:

- The property is mostly flat with 30 feet elevation change

SOILS:

- Sandy Loam Soils

CURRENT USE:

- Grazing livestock
- Hunting property

POTENTIAL USE:

- Grazing livestock



MORE INFO ONLINE:

MoreofTexas.com

- Hunting property
- Full time residence
- Weekend get away

NEIGHBORS:

- All neighbors are over 100+ acres

FENCING:

- Good to great perimeter fencing

ACCESS:

- Access off gravel Roney Road

SHOWINGS:

Contact Keaton Livingston for a showing at [469-734-3112](tel:469-734-3112)

For more information on the property

Keaton Livingston: [469-734-3112](tel:469-734-3112)

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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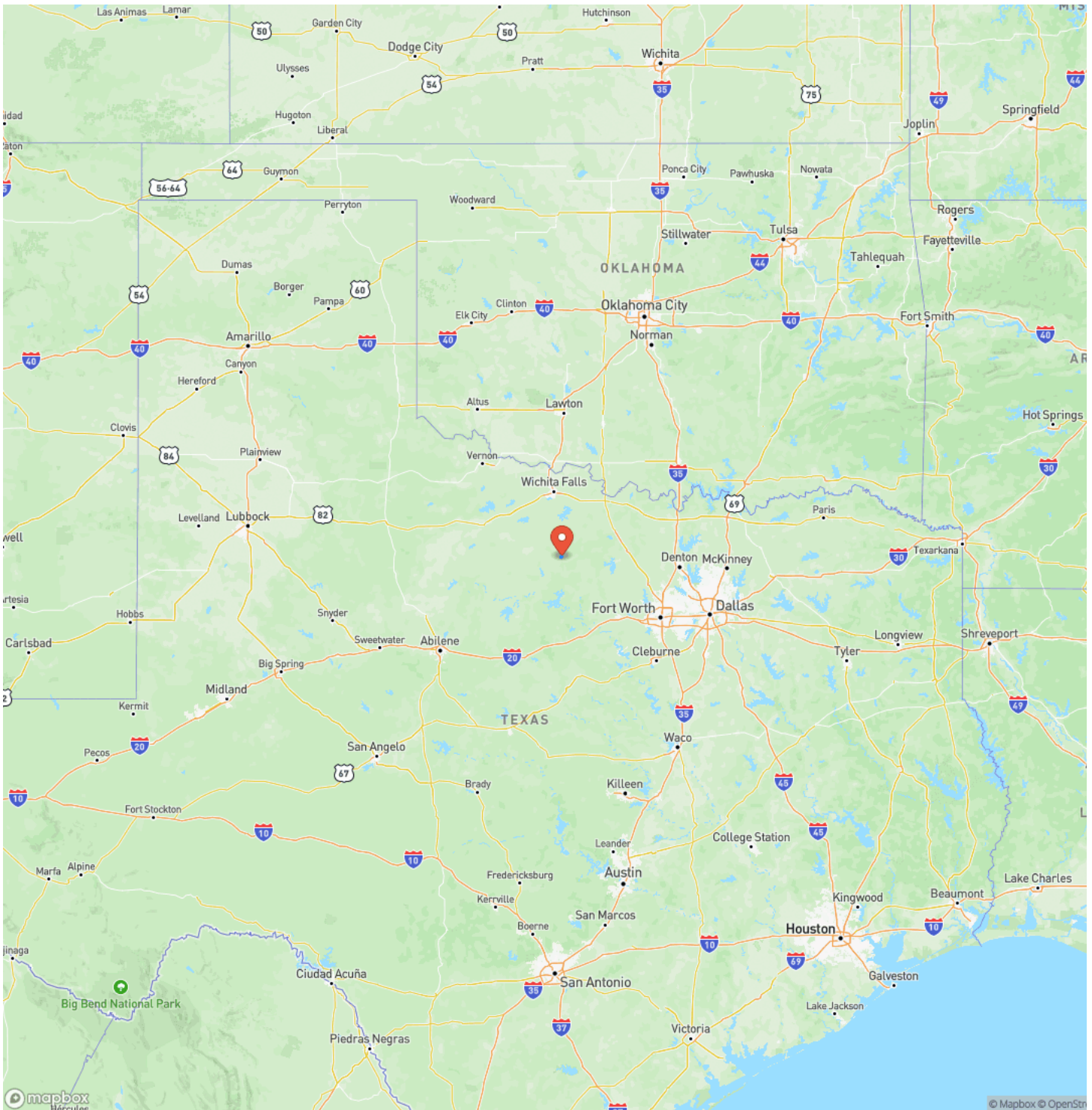


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Locator Map

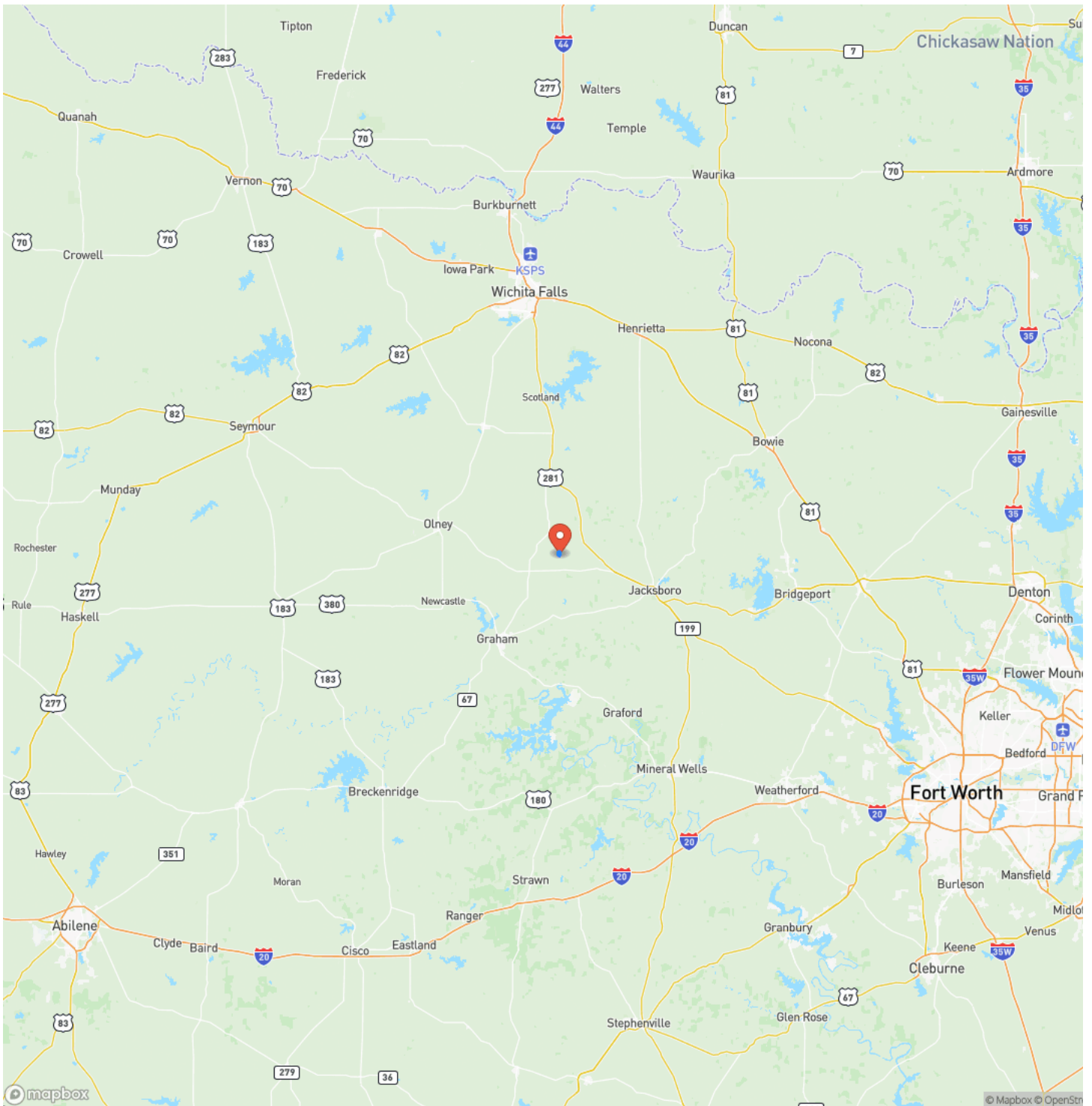


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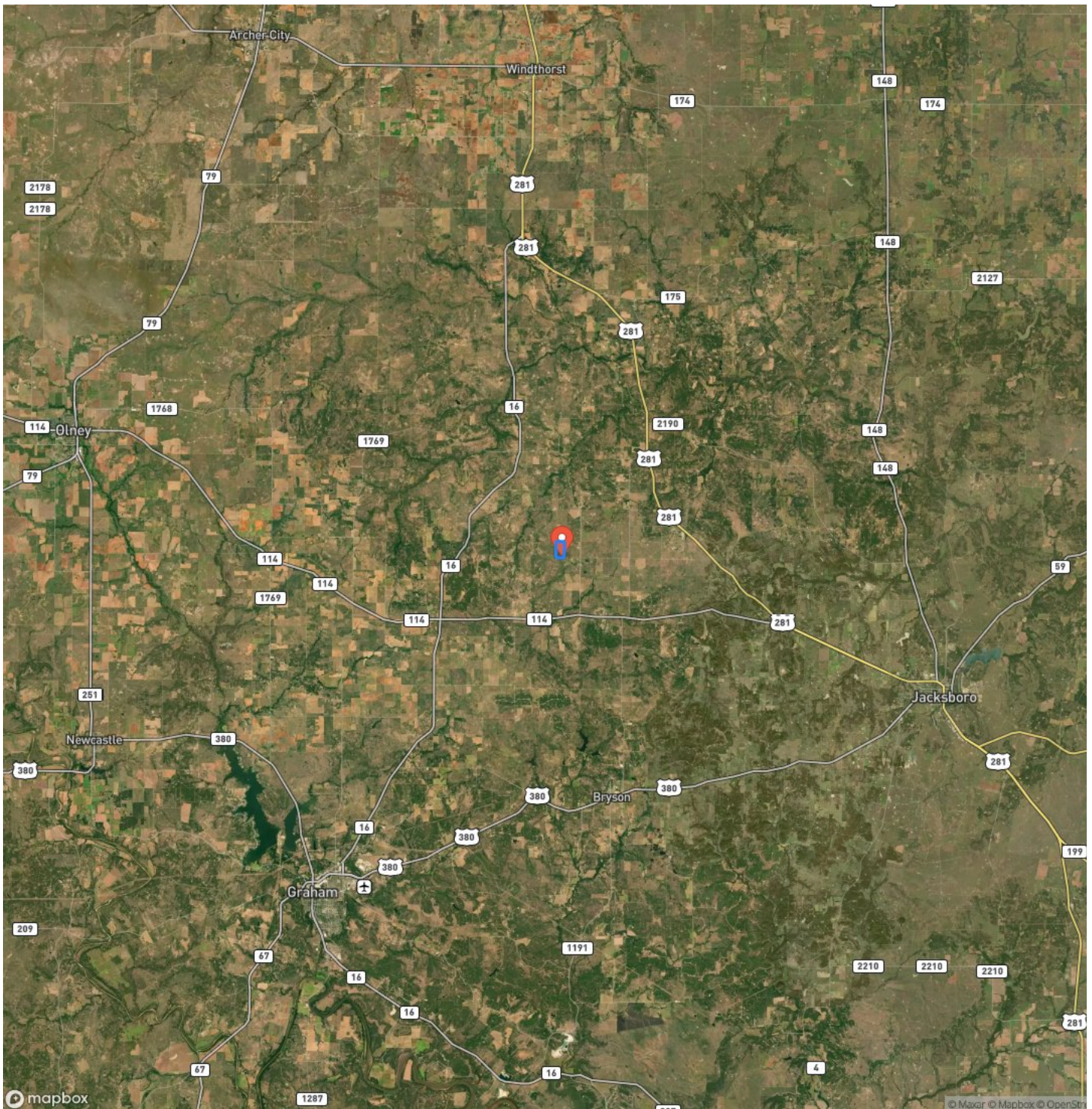


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Office

(469) 734-3112

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City / State / Zip

Denton, TX 76207

NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Mossy Oak Properties of Texas

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