

High Point Ranch South
Newcastle, TX

\$450,000
169 +/- acres
Young County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

High Point Ranch South Newcastle, TX / Young County

SUMMARY

City, State Zip

Newcastle, TX

County

Young County

Type

Ranches, Recreational Land

Latitude / Longitude

33.1341 / -98.9106

Acreage

169

Price

\$450,000

Property Website

<https://moreoftexas.com/detail/high-point-ranch-south-young-texas/7978/>



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PROPERTY DESCRIPTION

Seated in big buck country, western Young county, this 169 acre property covered with wildlife. A tremendous hunting tract for the avid hunter with two stocked ponds and seasonal creek that provide water to the wildlife. Wildlife includes: whitetail deer, hog, tons of turkey, and other small game. There are many beautiful champion post oaks scattered on the property mixed in with mesquite trees. Mostly native grasses are present with clover blended throughout. Excellent exterior 5 strand fencing on 3 sides. Ample road frontage where utilities are present.

LOCATION: Young County (13 miles west of Newcastle)

WATER: Two stocked ponds, Seasonal creek

CLIMATE: 28" annual rainfall

UTILITIES: Electric and water are present at road, either county or Fort Belknap coop (buyer to confirm)

WILDLIFE: Whitetail deer, hog, turkey, rabbit, squirrel, duck, and blue heron

MINERALS: None

VEGETATION: Post oak, mesquite, native grasses, clover, prickly pear

TERRAIN: 22' elevation change, Oak lined ridges, mesquite flats

SOILS: Kamay silt loam, Bluegrove fine sandy loam, Newcastle jolly complex, Vernon complex, and Springcreek loam

IMPROVEMENTS: None

CURRENT USE: Hunting and recreation

POTENTIAL USE: Hunting, recreation, grazing

FENCING: Excellent 5 strand perimeter fencing

ACCESS: Paved road frontage



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EASEMENTS: None

LEASES: None

Wildlife photos and soil reports available upon request.

Contact Cade Baxter at 214.236.4205 to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEx, LLC.



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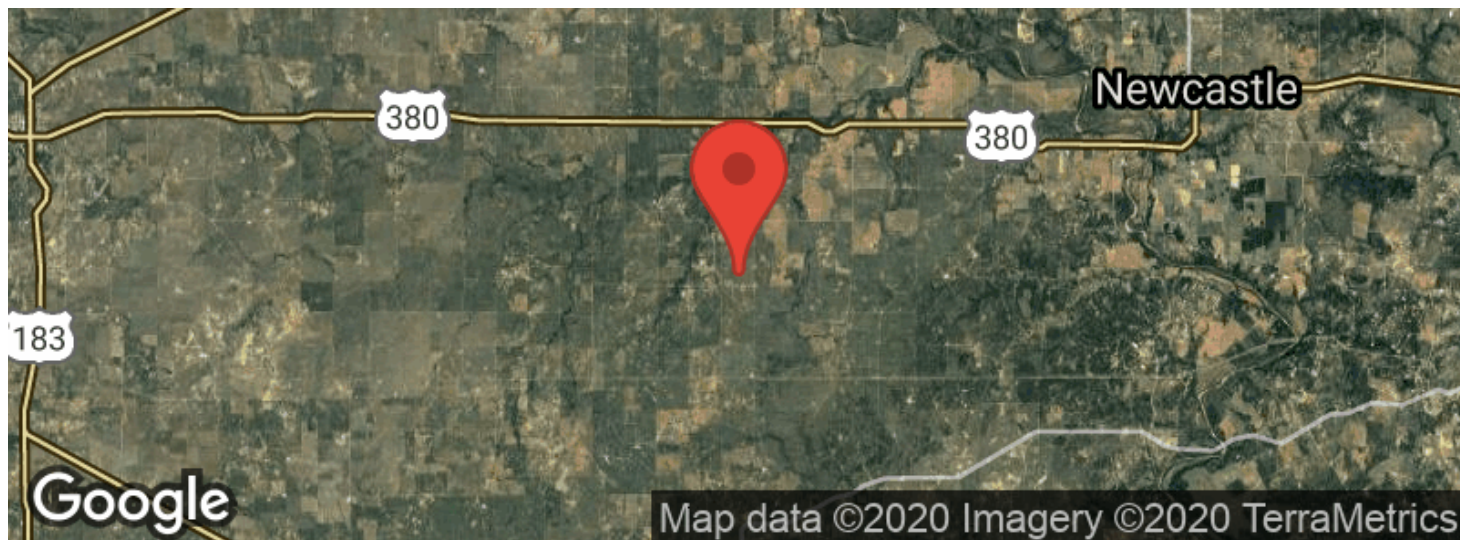
High Point Ranch South
Newcastle, TX / Young County



Locator Maps



Aerial Maps



High Point Ranch South
Newcastle, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

4646 E I-30

City / State / Zip

Rockwall, TX, 75087

NOTES



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This image shows a blank 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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DISCLAIMERS

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