

Cattle Ranch with Homesite Development Potential
130 Loop 132
Olney, TX 76374

\$700,000
96.100± Acres
Young County



Cattle Ranch with Homesite Development Potential Olney, TX / Young County

SUMMARY

Address

130 Loop 132

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.354934 / -98.768546

Acreage

96.100

Price

\$700,000

Property Website

<https://arrowheadlandcompany.com/property/cattle-ranch-with-homesite-development-potential-young-texas/90001/>

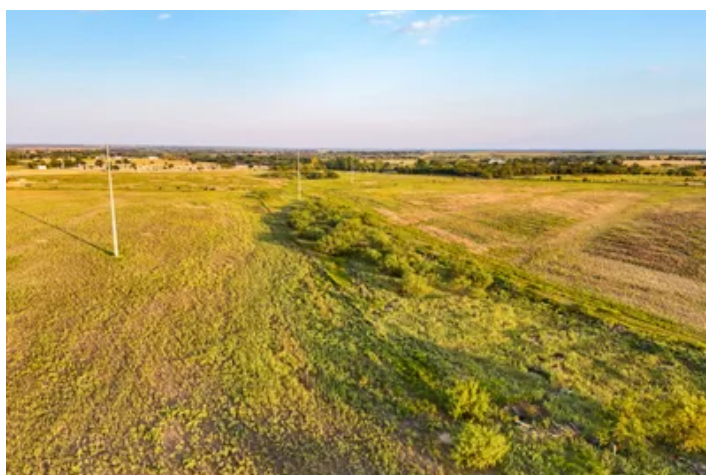


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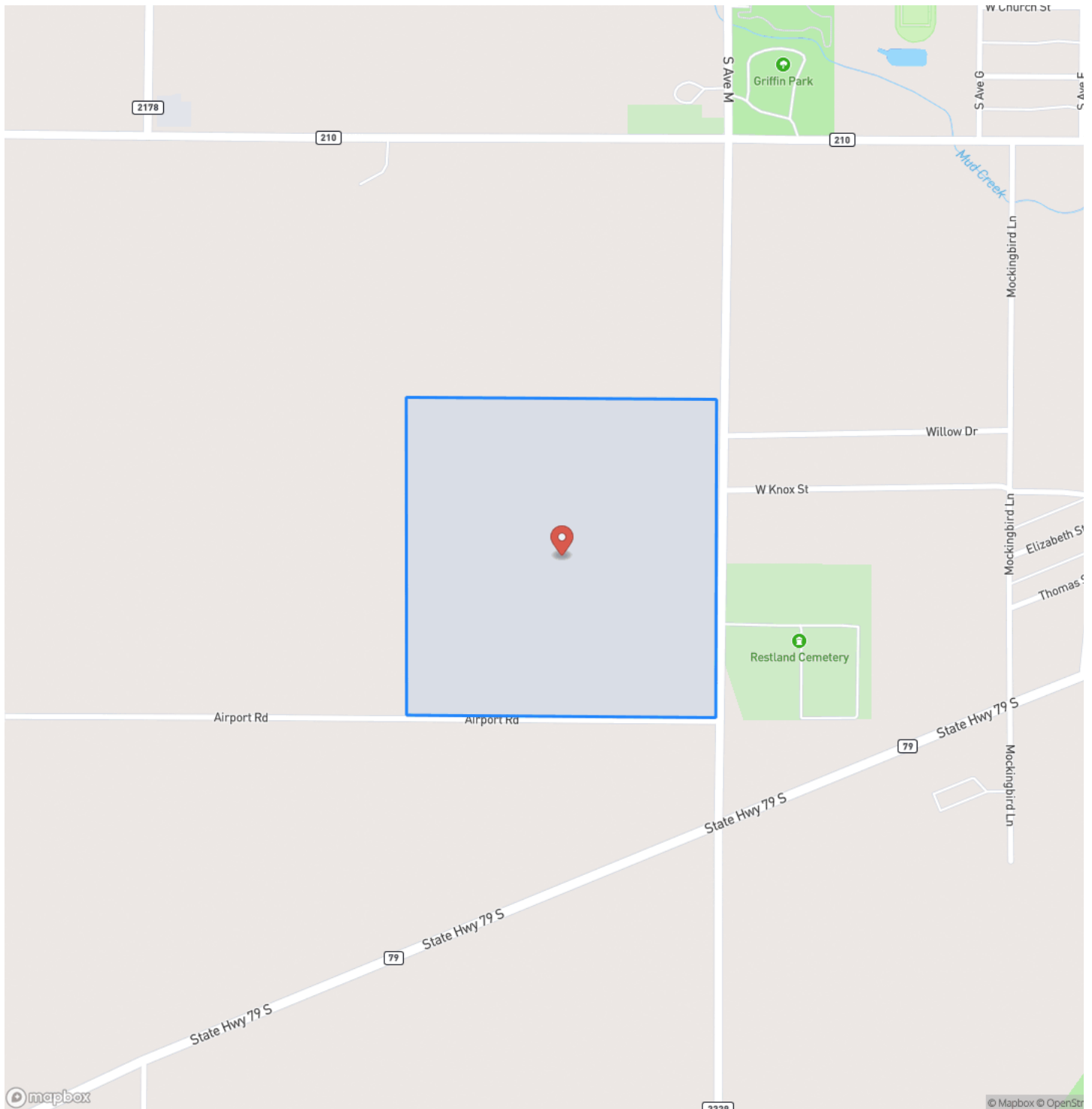
PROPERTY DESCRIPTION

Located in Young County, TX, this exceptional 96.1 +/- acre cattle ranch offers the perfect setup for a productive livestock operation or the ideal location to build your dream home just outside of town. The property boasts established grazing pastures, a spring-fed pond providing year-round water for livestock, and full perimeter and cross fencing, making it ready for immediate use. This property features a barn, a covered cattle chute, and covered working pens, ensuring efficient and convenient cattle handling. Utilities—including power, city water, and paved road access are already in place along the eastern boundary. One hundred percent of the mineral rights will be conveyed with the sale, adding significant value and long-term potential! Whether your focus is on grazing, hay production, or developing a future homestead, this turnkey farm delivers both functionality and potential in a prime, accessible location. The property is conveniently located 25 +/- minutes from Graham, 45 +/- minutes from Wichita Falls, and 1 hour 45 +/- minutes from Fort Worth. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at (817)913-5323. Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

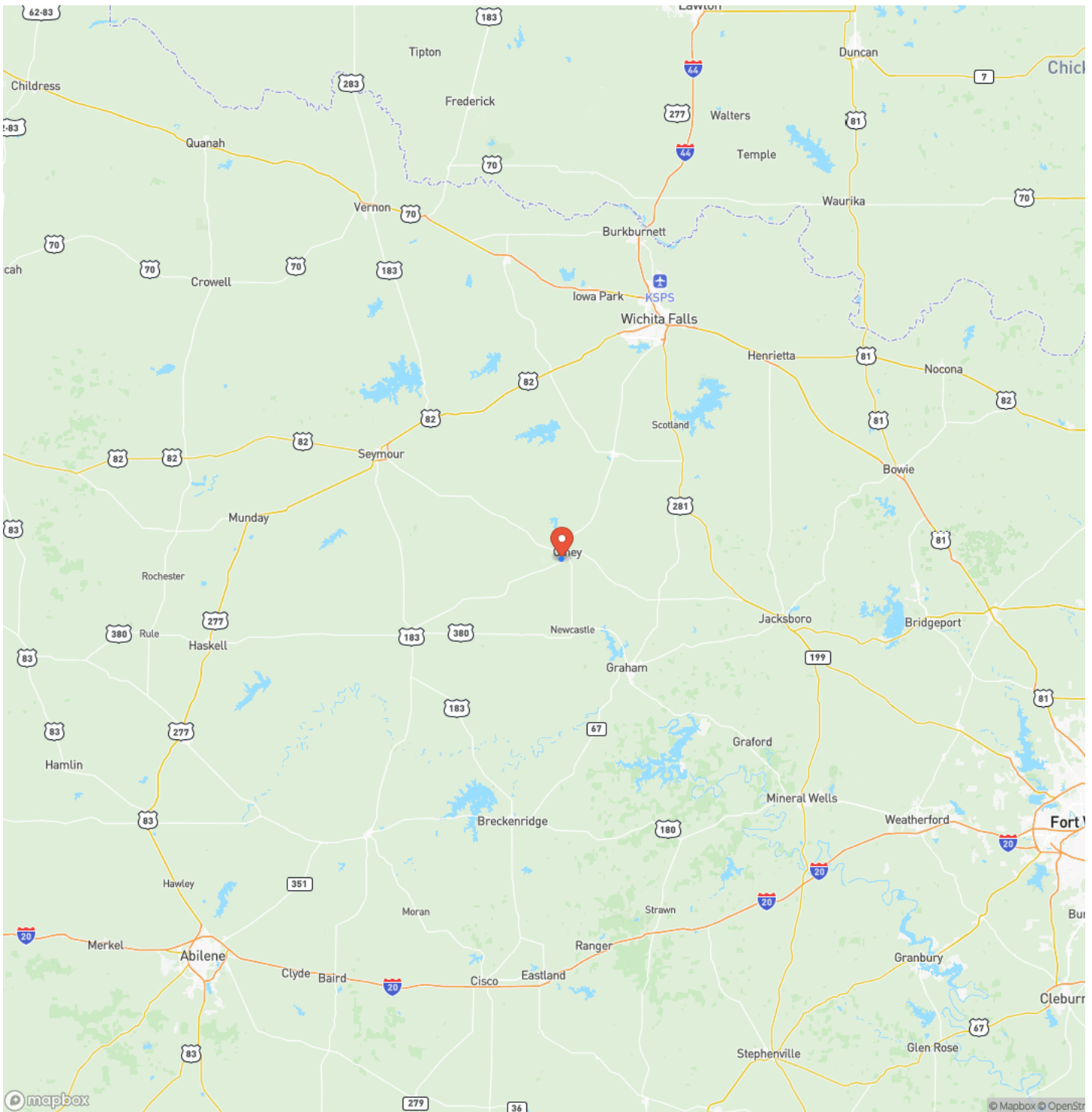
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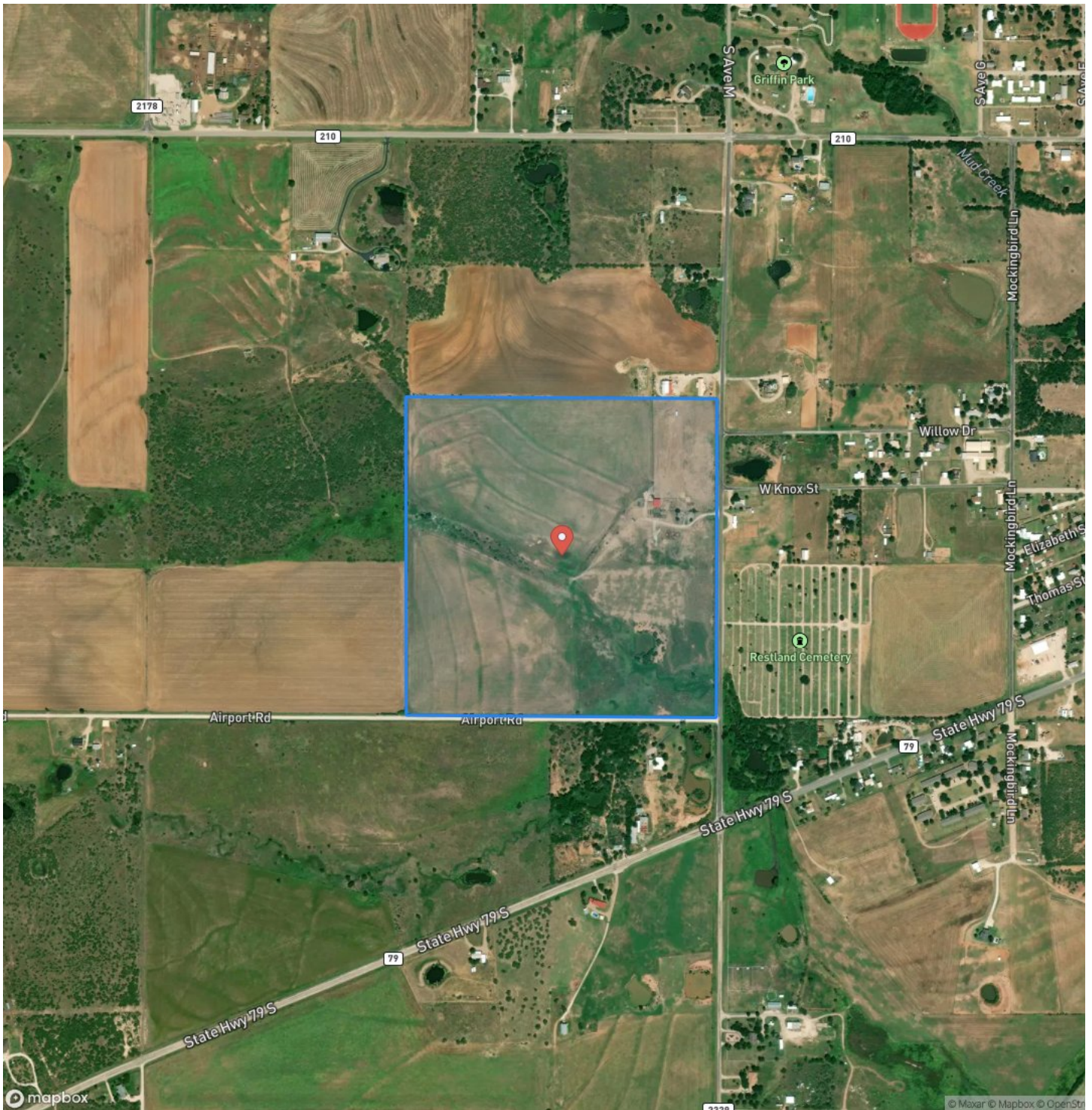
Locator Map



Locator Map



Satellite Map



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Olney, TX / Young County

LISTING REPRESENTATIVE
For more information contact:



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Jimmy Padgett
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(817) 913-5323
Email
jimmy.padgett@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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