

RS# 38302 - 255 Bishop Rd, Olney TX - 104 acres with
custom home
255 Bishop Rd
Olney, TX 76374

\$920,000
104± Acres
Young County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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Olney, TX / Young County

SUMMARY

Address

255 Bishop Rd

City, State Zip

Olney, TX 76374

County

Young County

Type

Ranches, Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

33.309531 / -98.875688

Dwelling Square Feet

1850

Bedrooms / Bathrooms

3 / 2.5

Acreage

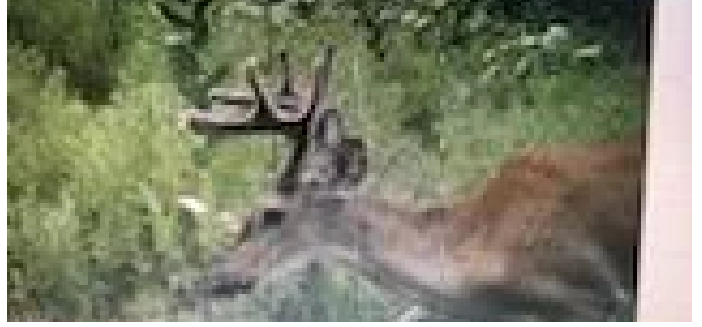
104

Price

\$920,000

Property Website

<https://moreoftexas.com/detail/rs-38302-255-bishop-rd-olney-tx-104-acres-with-custom-home-young-texas/38302/>



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PROPERTY DESCRIPTION

Beautiful 2019 custom home sits at the highest point overlooking 104 fenced acres. The home is 1,800 sq ft with 3 bedrooms, 2.5 baths, office, 2 car garage, and the laundry room doubles as a safe room. High ceilings, open concept, split bedroom layout. Even the interior walls are spray foam insulated! A second in-construction home with approx 1,800 sq ft, 2 bedrooms, 1 bath is just north of the main home. Located next to the 2nd home is a 900 sq ft metal shop. The land is gently rolling and easy to traverse. One pond takes care of livestock and/or wildlife. Fences are in excellent condition. Superb hunting property - check out the deer cam pics! Whitetail deer, hogs, and turkey are abundant. A couple of food plots bring in the dove. This property has frontage on both Bishop and Self Road.

LOCATION: 255 Bishop Rd, Olney TX, Young County GPS: 33.309531, [-98.875688](#)

WATER: Ft Belknap water, pond, seasonal creek

UTILITIES: electricity, rural water, septic

WILDLIFE: whitetail deer, hogs, dove, turkey and varmints

MINERALS: SELLER DOES NOT OWN ANY MINERALS

VEGETATION: mesquite, some hardwoods, native grasses

TERRAIN: gently rolling with 40 ft elevation change

SOILS: sandy loam

TAXES: AG exempt and homestead

IMPROVEMENTS: 1,800 sq ft main home built in 2019, 1,800 sq ft second home under construction, 900 sq ft shop

CURRENT USE: residential, recreational, grazing

POTENTIAL USE: residential, recreational, grazing

FENCING: excellent, barbed and hog wire

ACCESS: gravel road with 1/4 mile of frontage on both Bishop Rd and Self Road

EASEMENTS: none

LEASES: none

SHOWINGS: contact Matt McLemore [940-781-8475](#)

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. 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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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Archer City, TX 76351

NOTES

This image shows a blank sheet 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.



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DISCLAIMERS

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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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