

RS# 41663 - 1157 Shepard Lane, Loving TX
1157 Shepard Lane
Loving, TX 76460

\$660,000
100± Acres
Young County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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Loving, TX / Young County

SUMMARY

Address

1157 Shepard Lane

City, State Zip

Loving, TX 76460

County

Young County

Type

Ranches, Residential Property, Recreational Land

Latitude / Longitude

33.244026 / -98.469203

Dwelling Square Feet

912

Bedrooms / Bathrooms

3 / 1

Acreage

100

Price

\$660,000

Property Website

<https://moreoftexas.com/detail/rs-41663-1157-shepard-lane-loving-tx-young-texas/41663/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Matt McLemore at [940-781-8475](tel:940-781-8475) at the McLemore Realty Group office or call [8 944-7748](tel:8944-7748) and dial 701.

Located at 1157 Shepard Lane, Loving TX, Young County, lies the perfect little ranch that exudes the feel of a larger property. Two ponds (one of which is stocked with bass) and a seasonal creek that traverses the northern portion provide ample water for livestock and wildlife. Big hardwoods and wild plums dot the landscape on the northern end of the property, while mesquite are scattered throughout. Deer, h and turkey provide great hunting. Crane and other waterfowl appreciate the ponds and the fish. The farmhouse is 912 sq ft, has 3 bedrooms, 1 bathroom, original hardwood floors, and rural water, making it perfect for either fulltime living or as a weekend getaway. D BLINDS AND FEEDERS NOT INCLUDED.

LOCATION: 1157 Shepard Lane, Loving TX GPS: [33.244026](#) , [-98.469203](#)

WATER: 2 ponds, seasonal creek

UTILITIES: electricity, rural water

WILDLIFE: deer, hogs, turkey, bass in back pond

MINERALS: not included in list price

VEGETATION: hardwoods, mesquite, native grasses

TERRAIN: gently rolling with 20 ft of elevation changes

SOILS: sandy loam

TAXES: AG exempt

IMPROVEMENTS: 912 sq ft 3 bed/1 bath home, loafing shed

CURRENT USE: residential, ranch, recreational

POTENTIAL USE: residential, ranch, recreational

FENCING: perimeter fencing is good, cross fencing is fair to good

ACCESS: gravel road frontage on Shepard Lane

EASEMENTS: gas pipeline toward the front of the property

LEASES: none

SHOWINGS: contact Matt McLemore at [940-781-8475](tel:940-781-8475) for more information and to schedule a showing.

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 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 any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

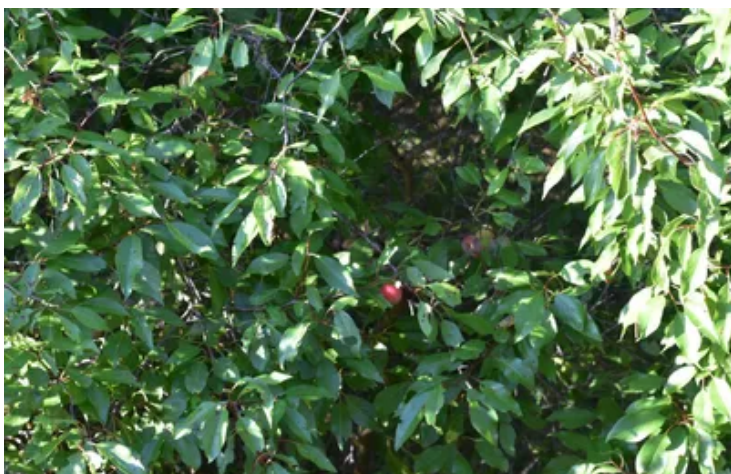


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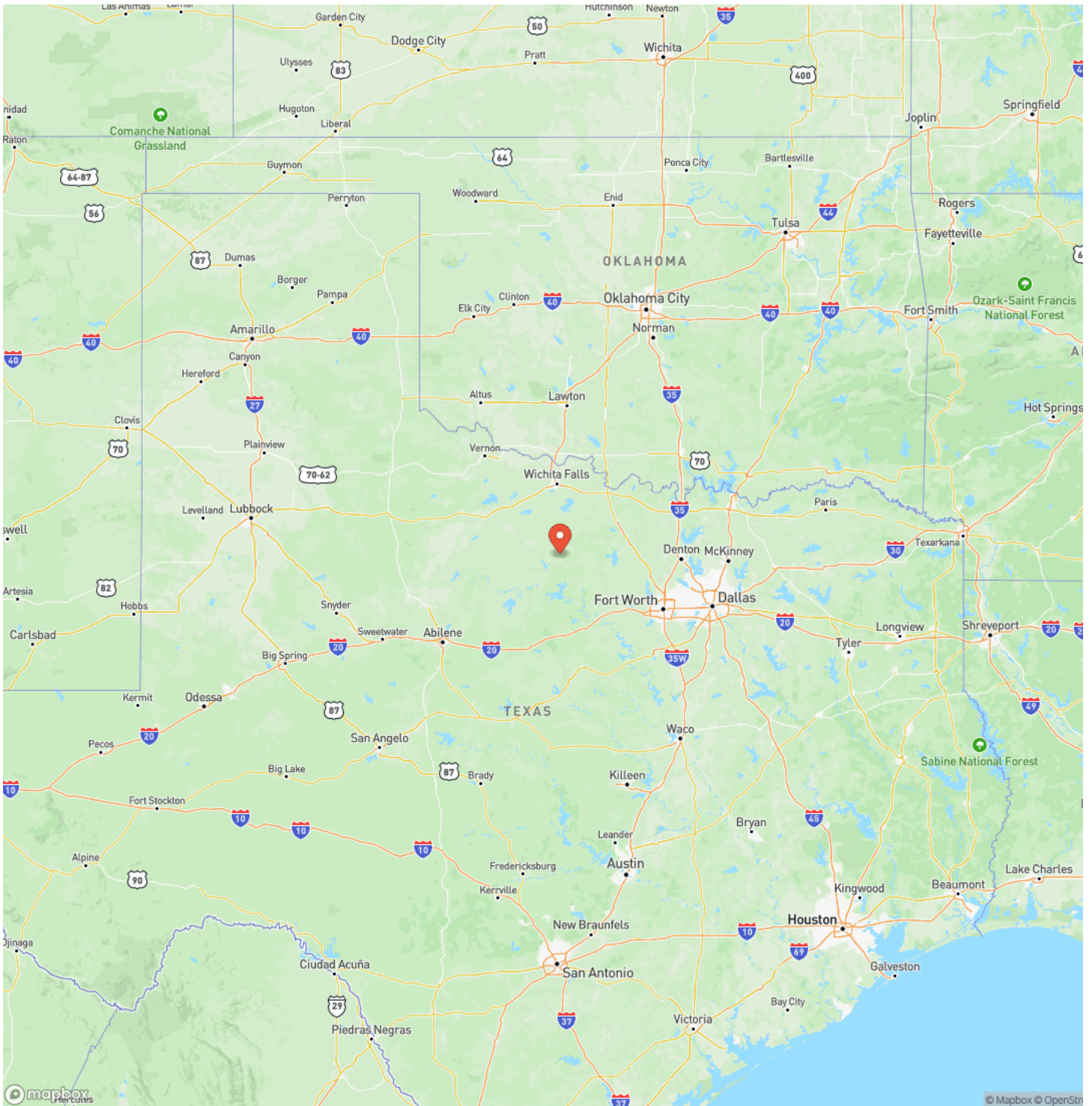
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Locator Map



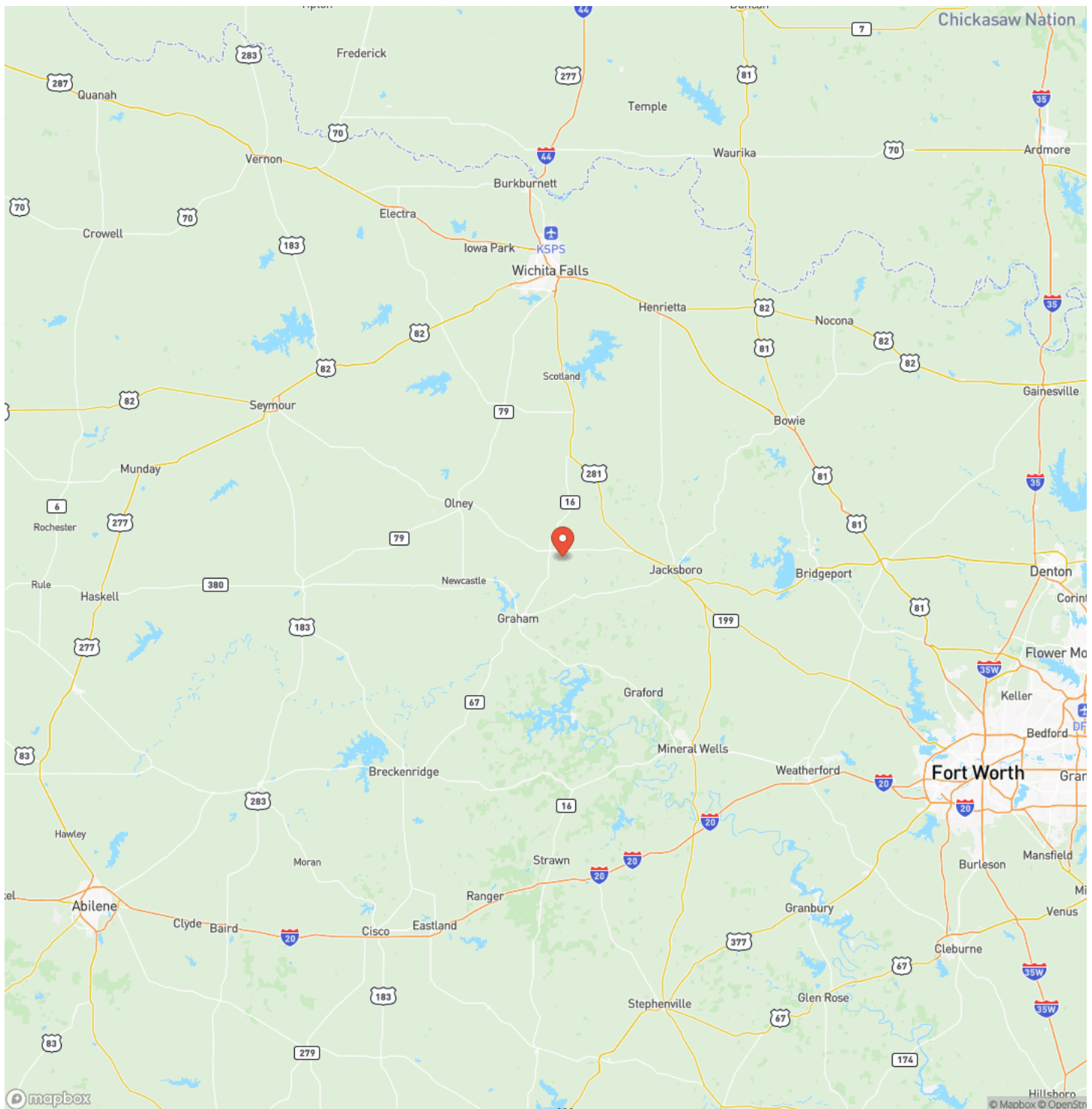
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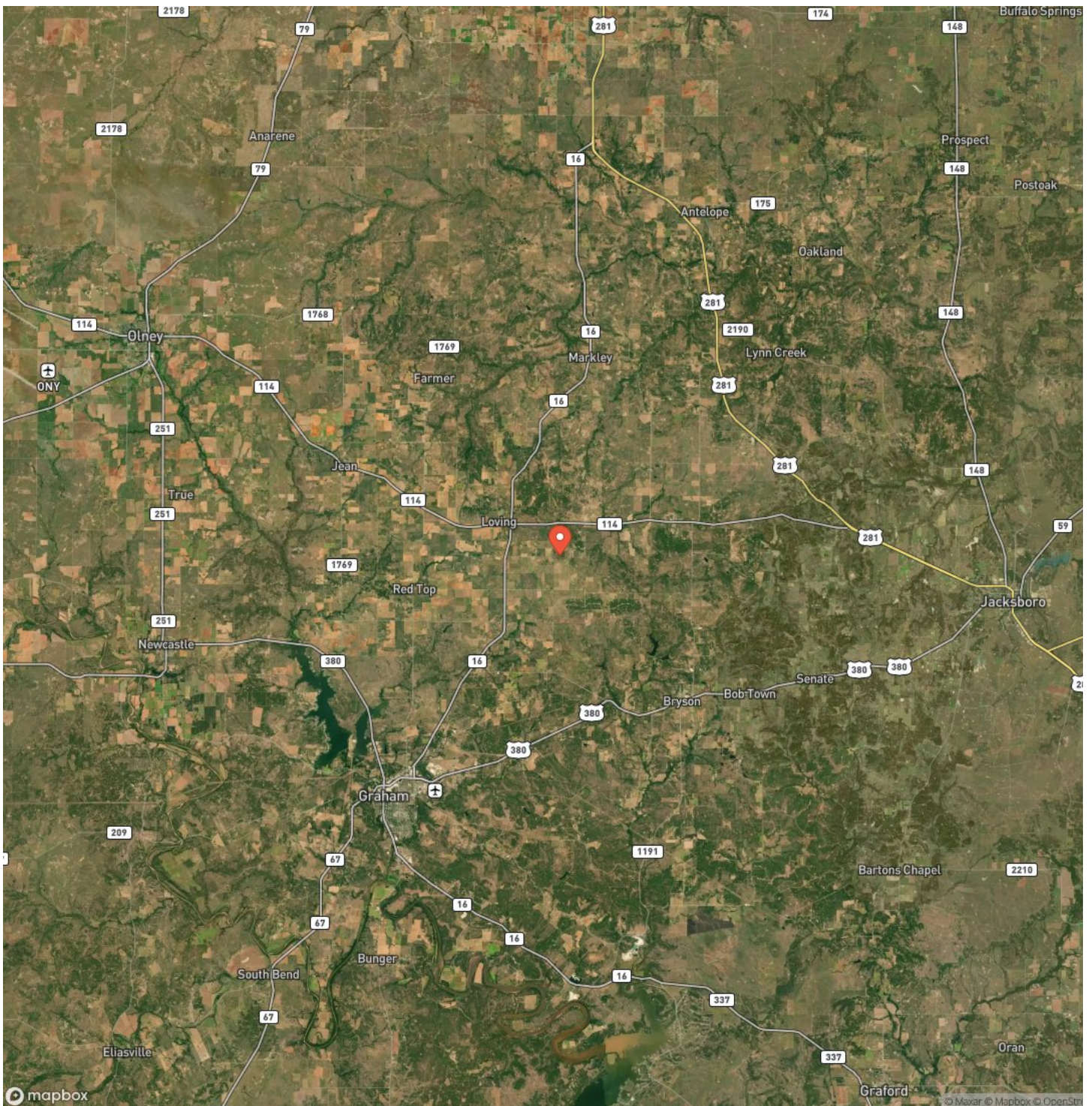
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
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