

Dunn Road Farm
1299 Dunn Rd
Olney, TX 76374

\$1,399,900
320± Acres
Young County



Dunn Road Farm
Olney, TX / Young County

SUMMARY

Address

1299 Dunn Rd

City, State Zip

Olney, TX 76374

County

Young County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

33.305726 / -98.796125

Dwelling Square Feet

1,925

Bedrooms / Bathrooms

3 / 2

Acreage

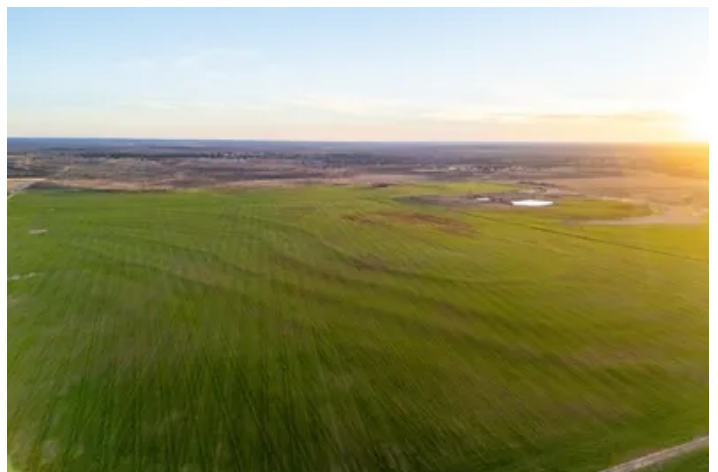
320

Price

\$1,399,900

Property Website

<https://arrowheadlandcompany.com/property/dunn-road-farm/young/texas/95335/>



Dunn Road Farm Olney, TX / Young County

PROPERTY DESCRIPTION

Take a look at this 320+/- acre farm located in Young County, Texas! The property consists of 92% productive tillable ground and full perimeter fencing plus cross-fencing already in place, making it turn-key for grazing cattle or farming. Entering the property, you are met with a nice 3 bedroom, 2 bathroom home which provides you either a full time residence, a farm house to rent out, or a spot for a hired hand to live. The home features a metal roof, central heat and air, and wood floors. Another great feature that this property offers is a couple of ponds that can be a great water source for wildlife or livestock! Even though the property seems wide open, there is potential to see and even hunt whitetail deer, turkey, hogs, and dove. Rural water is supplied by Baylor County SUD. The property and house are currently leased to tenants through June 30, 2026. This property is conveniently located just 10+/- minutes from Olney, Texas, 56+/- minutes from Wichita Falls, Texas, and 2 hours and 12+/- minutes from DFW airport. 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](tel:8179135323).

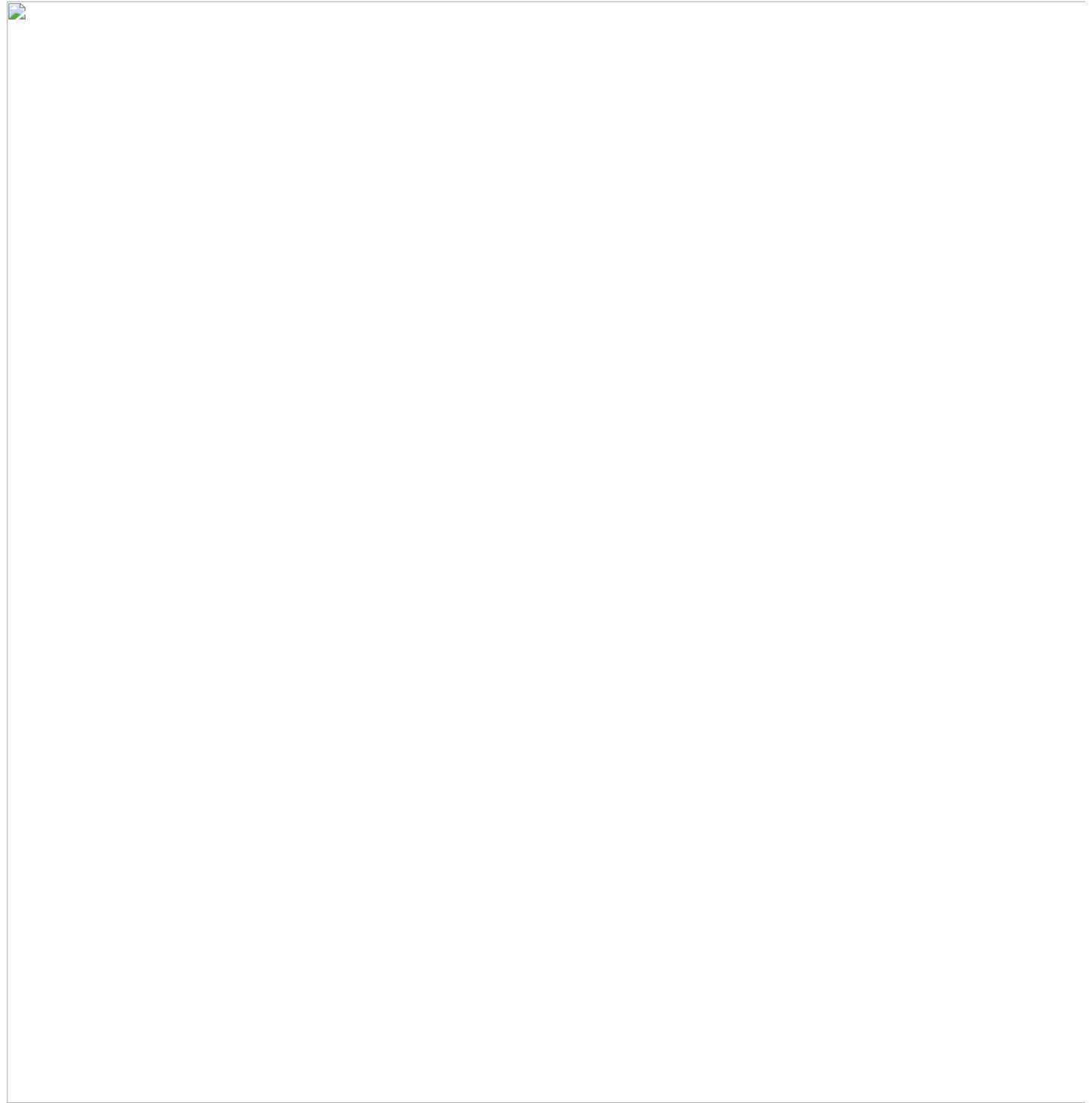
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



**Dunn Road Farm
Olney, TX / Young County**



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

