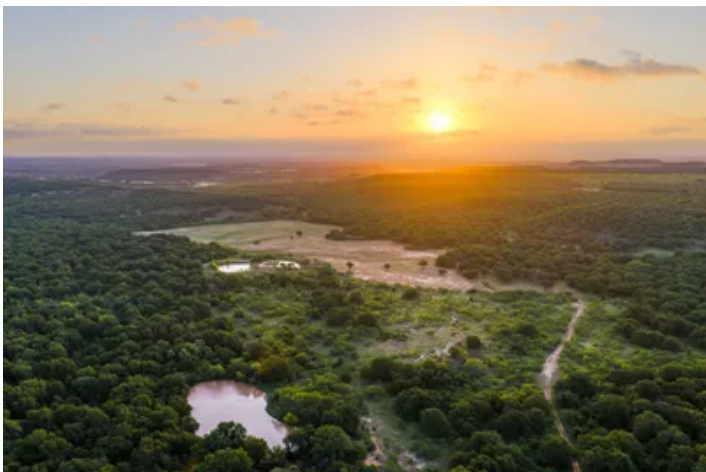


Rock Canyon Ranch
5908 HWY 16 N
Loving, TX 76460

\$2,495,000
314.4± Acres
Young County



Rock Canyon Ranch
Loving, TX / Young County

SUMMARY

Address

5908 HWY 16 N null

City, State Zip

Loving, TX 76460

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property, Single Family

Latitude / Longitude

33.2755 / -98.49275

Dwelling Square Feet

1,536

Bedrooms / Bathrooms

3 / 2

Acreage

314.4

Price

\$2,495,000

Property Website

<https://arrowheadlandcompany.com/property/rock-canyon-ranch/young/texas/110517/>



Rock Canyon Ranch Loving, TX / Young County

PROPERTY DESCRIPTION

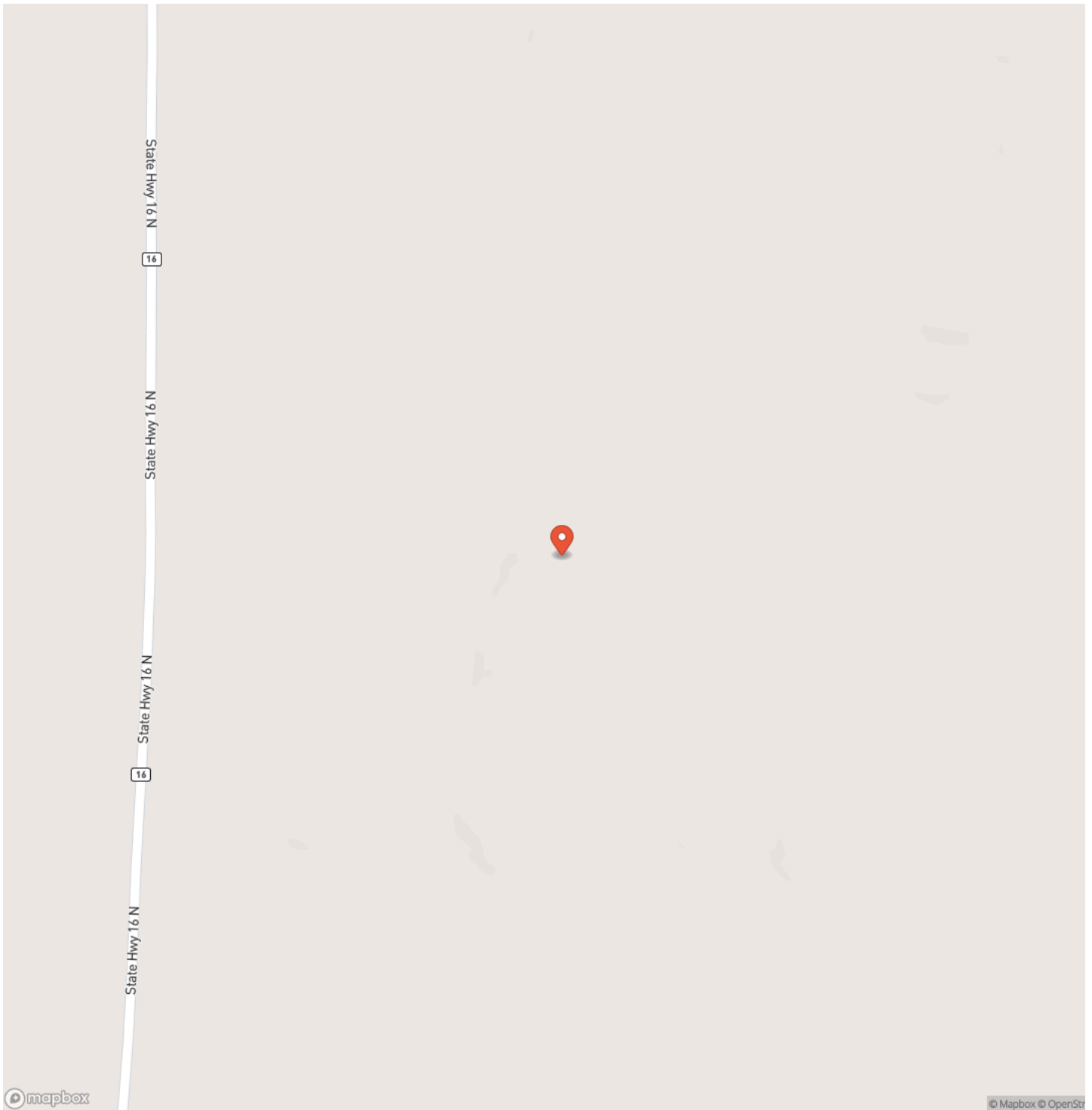
Introducing the Rock Canyon Ranch, a truly unique 314.4 +/- acre property located in Young County, Texas, which presents outstanding opportunities for rural living, cattle production, recreation, and outdoor opportunity. With approximately 125 +/- feet of elevation change throughout the ranch, this property showcases scenic views, rolling terrain, and the natural beauty that makes North Texas such a desirable place to call home. Entering the property through a gated entrance, down a long well-maintained gravel drive sits a beautiful 1,536 +/- square foot home built in 1998 featuring three bedrooms and two bathrooms. The home comes fully furnished, allowing the next owner to immediately settle in and begin enjoying the peaceful surroundings this ranch provides. With large living room windows and sliding doors, the home lets in lots of natural light making the interior incredibly inviting. Arguably the most impressive standout feature of the entire property is the view you have overlooking the property right off the back deck of home! This view allows you to watch the sunrise as the property comes alive with wildlife or enjoy a relaxing night around the fire! A spacious 900 +/- square foot attached garage offers plenty of room for vehicles, equipment, and additional storage, while adding convenience for everyday country living. The ranch has been thoughtfully developed with improvements designed for both functionality and long-term enjoyment! A 30x40 insulated shop provides an excellent workspace for equipment storage, projects, or ranch necessities. A private water well producing approximately 35 +/- gallons per minute supplies a reliable water source for the home, livestock, and overall ranch operations. Another great feature on the property is an outdoor dog kennel. Having served as a Longhorn cattle ranch for the past 30 years, Rock Canyon Ranch has been carefully maintained with livestock production and ranch functionality in mind. The property is fully fenced with cross fencing, allowing for efficient cattle management and multiple grazing opportunities. Approximately 75 +/- acres of open pasture provide valuable forage for livestock, while the remaining landscape offers a diverse mix of terrain that creates excellent recreational opportunities and wildlife habitat. Water is one of the defining features of Rock Canyon Ranch, with five stocked ponds strategically located throughout the property. These ponds provide excellent fishing opportunities for bass, bluegill, and catfish while adding to the overall character and beauty of the ranch. Running through the center of the property is Plum Creek which provides the potential for another water source as well as a great travel corridor for deer and other wildlife, further enhancing the hunting opportunities! The combination of water, pasture, and varied terrain creates an ideal environment for wildlife, including whitetail deer, turkey, hogs, dove, and other native Texas species. Whether you enjoy hunting, fishing, wildlife watching, or simply spending time outdoors with family and friends, this ranch offers countless opportunities to enjoy the land! Access is exceptional with approximately 2,350 +/- feet of Highway 16 frontage. Beautiful pipe and cable fencing enhance the property's appearance, while an electric gated entrance provides a welcoming first impression. The ranch's convenient access allows owners to enjoy the privacy of country living while remaining easily connected. Near the entrance of the property stands working cattle pens for efficient cattle operations. Rock Canyon Ranch represents a rare opportunity to own a property that has been cared for and improved over decades. From the established Longhorn cattle operation and productive pastures to the stocked ponds, abundant wildlife, and comfortable home, this ranch offers the combination of agricultural potential, recreational opportunity, and Texas ranch living! Properties with this level of versatility, character, and history are becoming increasingly difficult to find! Don't miss your chance to make the Rock Canyon Ranch yours! There is an existing survey of the property and it is as is except. Mineral rights are not owned by the seller and will not convey. The ranch is located 14 +/- miles from Graham, 22 +/- miles from Jacksboro, 47 +/- miles from Wichita Falls and 83 +/- miles 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](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.

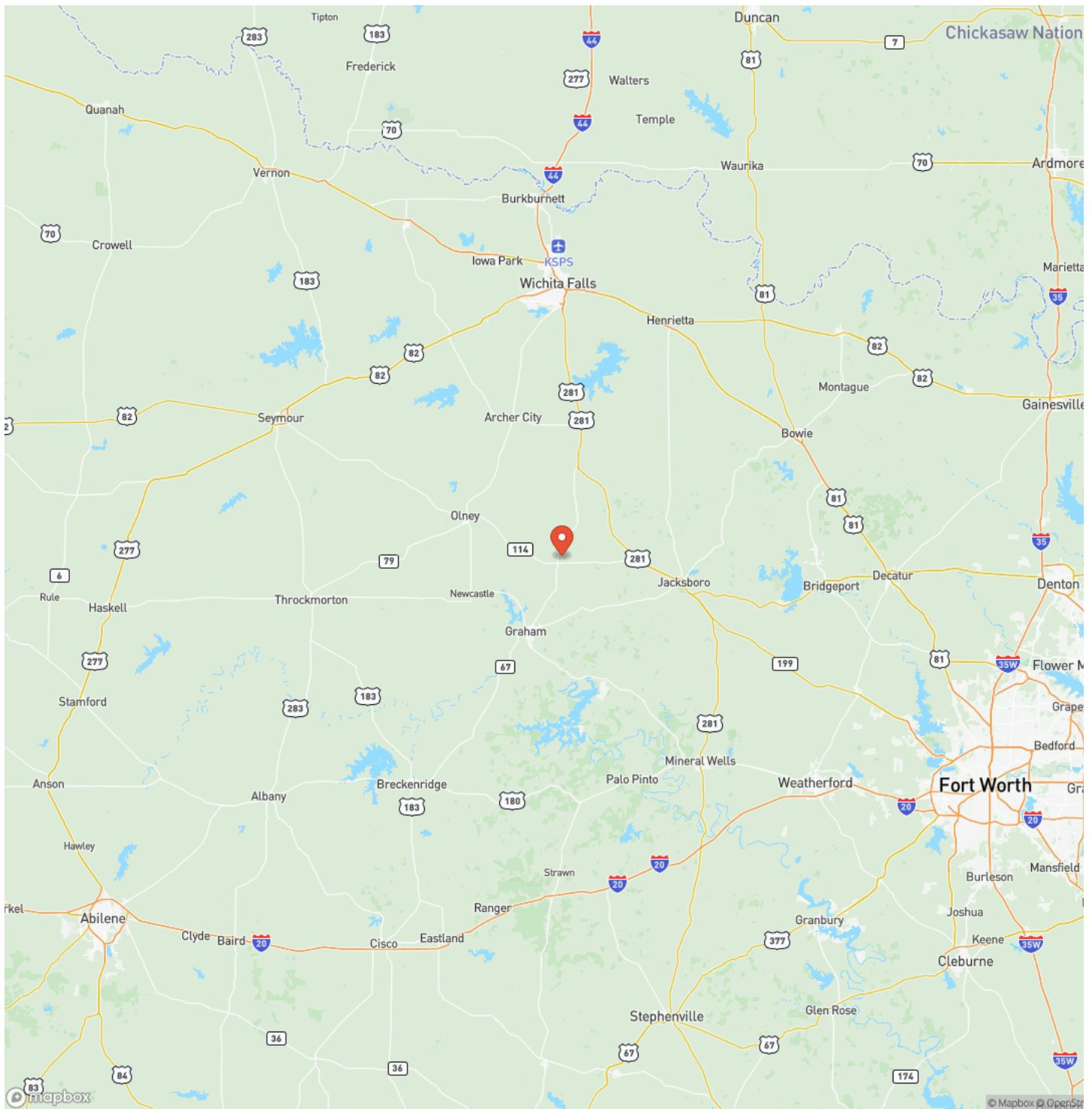
Rock Canyon Ranch
Loving, TX / Young County



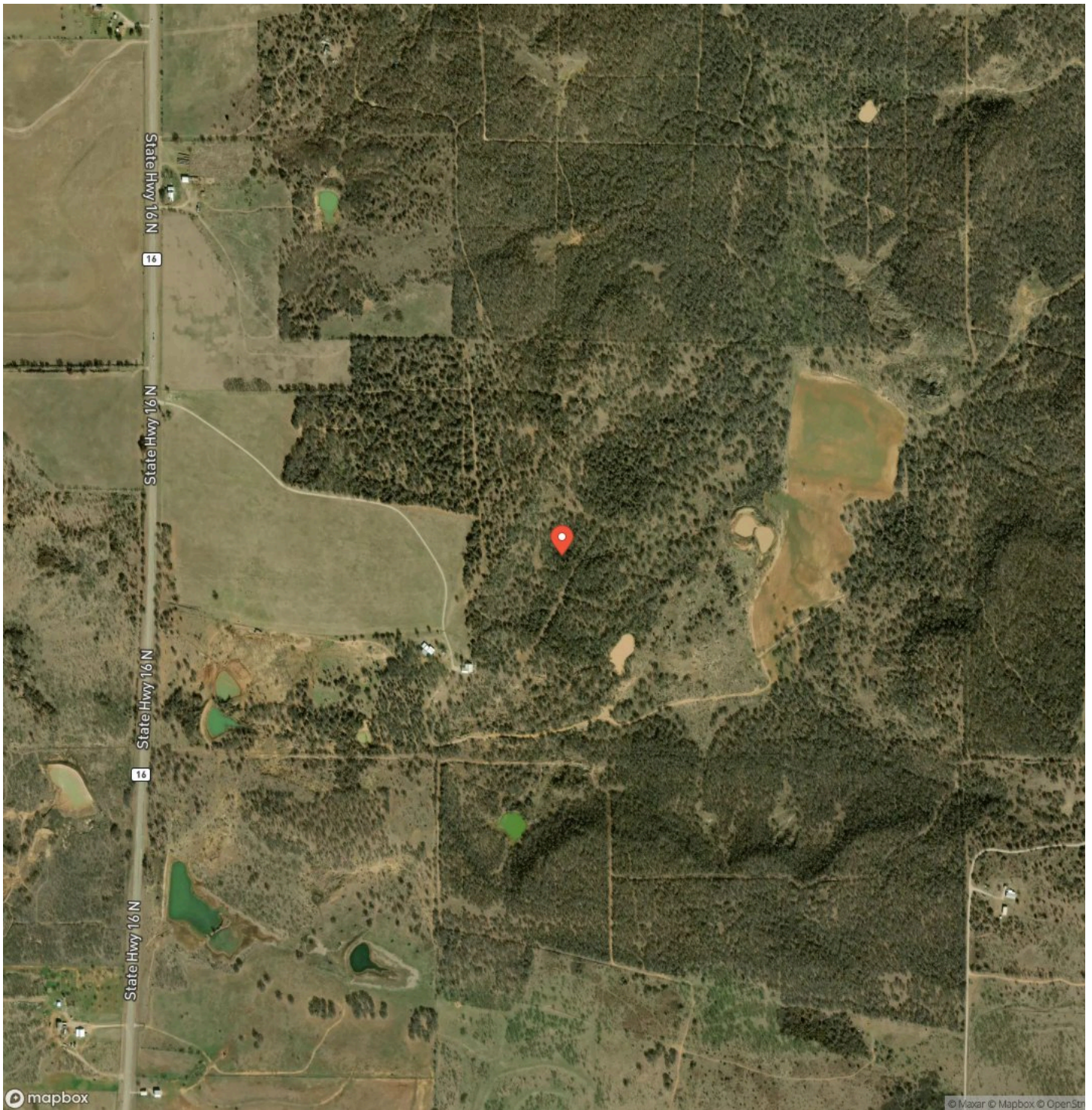
Locator Map



Locator Map



Satellite Map



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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