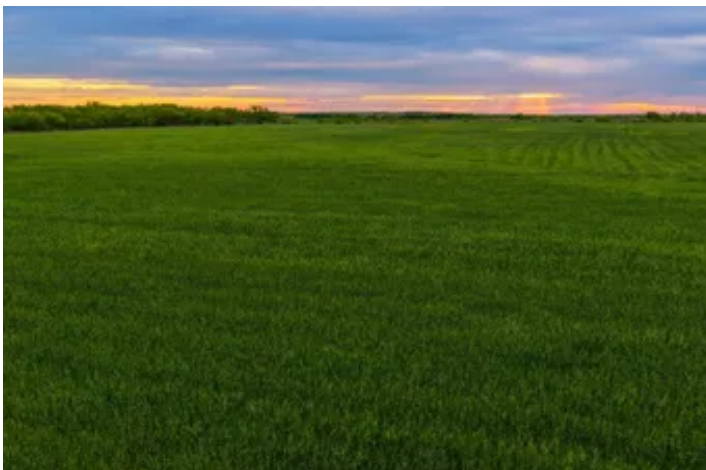


The Johnson
TBD Johnson Road
Olney, TX 76374

\$720,000
160± Acres
Young County



The Johnson
Olney, TX / Young County

SUMMARY

Address

TBD Johnson Road null

City, State Zip

Olney, TX 76374

County

Young County

Type

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

Latitude / Longitude

33.321103 / -98.713598

Taxes (Annually)

\$315

Acreage

160

Price

\$720,000

Property Website

<https://cfreland.com/detail/the-johnson/young/texas/102497/>



PROPERTY DESCRIPTION

The Johnson Ranch is a well-maintained 160-acre tract of prime cattle grazing land located in northwest Young County, Texas. Designed with efficiency in mind, the property is thoughtfully divided into six cross-fenced pastures, featuring a productive mix of improved grasses, cultivated wheat fields, and native mesquite pasture.

Both interior and perimeter fencing are in excellent condition, making this ranch turnkey and ready for a full-scale cattle operation. Water resources are a standout feature, with three strategically placed ponds across the property. The largest, approximately one acre in size, is notably drought-resistant and can support livestock year-round when full.

In addition to its strong agricultural value, The Johnson Ranch offers exceptional recreational appeal. Ample native cover provides ideal habitat for a variety of wildlife, including whitetail deer, dove, turkey, feral hogs, and other varmints, making it a versatile property for both ranching and hunting.

Electricity is available on-site, and a nearby water line sits just one property away. The area is also known for its accessible underground water, which adds to the land's long-term potential and usability.

-- IMPROVEMENTS --

- Utilities ~ Electricity available, Fort Belknap WSC 1 mile west
- Road System ~ Dirt ATV roads throughout
- Fencing ~ Some brand new exterior and interior fencing, great shape overall
- Working Pens ~ Older, adequate shape
- Other Improvements ~ Cross-fenced into six pastures

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds, one is drought-resistant
- Water ~ Some underground water in the area, FT Belknap WSC water line is 1 mile west
- Tree Cover ~ 30% heavy mesquite and hackberry cover, some scattered hardwoods
- Underbrush ~ Thick underbrush
- Native Grasses ~ 15% native grasses
- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 30 ft of rolling terrain

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Fishing ~ Large pond stocked with fish
- Land ~ Rolling cattle and farm land
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ No minerals available
- O&G Production ~ No active oil and gas production

- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No wind farm in the area

-- ACCESS & DISTANCES --

- Road Frontage ~ Johnson Road - 1,875 ft
- Nearby Towns ~ 3 mi SE of Olney, Texas
- Major Cities ~ 40 mi SE of Wichita Falls, 115 mi NW of Fort Worth
- Airports ~ 20 mi NW of Graham Municipal, 50 mi SE of Wichita Falls Regional

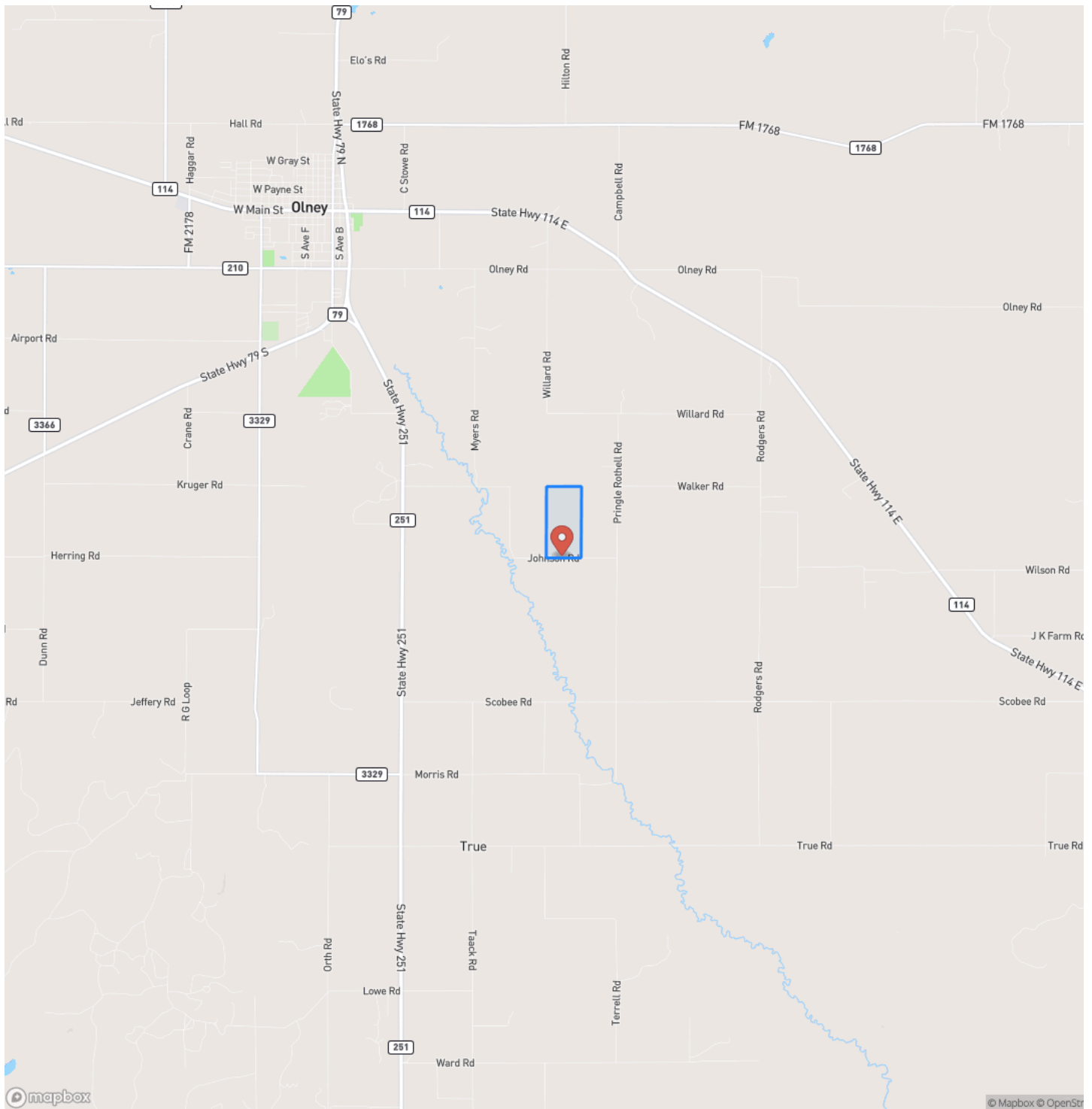
AGENT COMMENTS: The Johnson has been well-maintained and has very productive soils for crop production. The large pond enhances the investment's value by providing a year-round water source for livestock. It would be hard to find a better place to run a cattle operation.

Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)

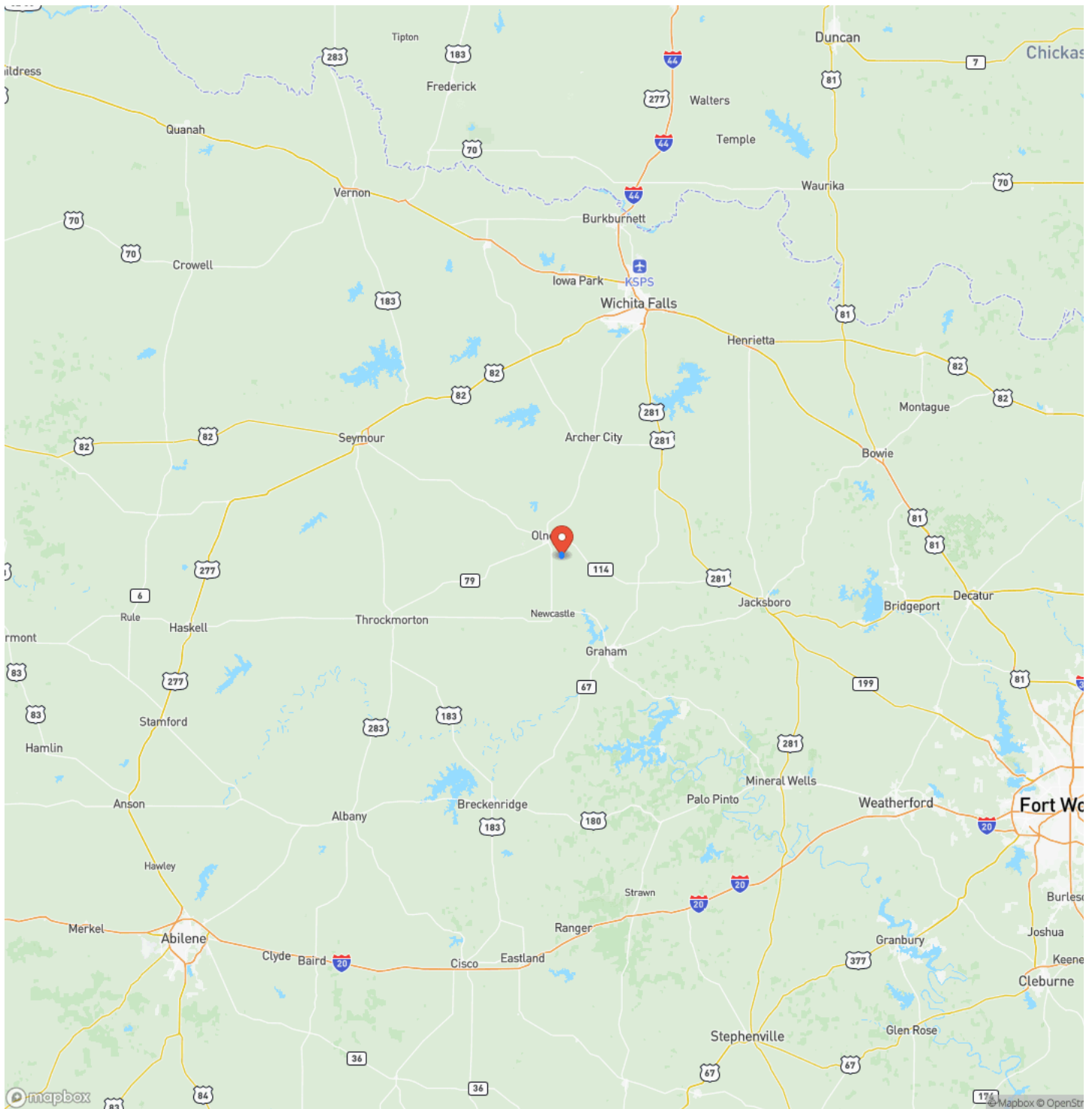




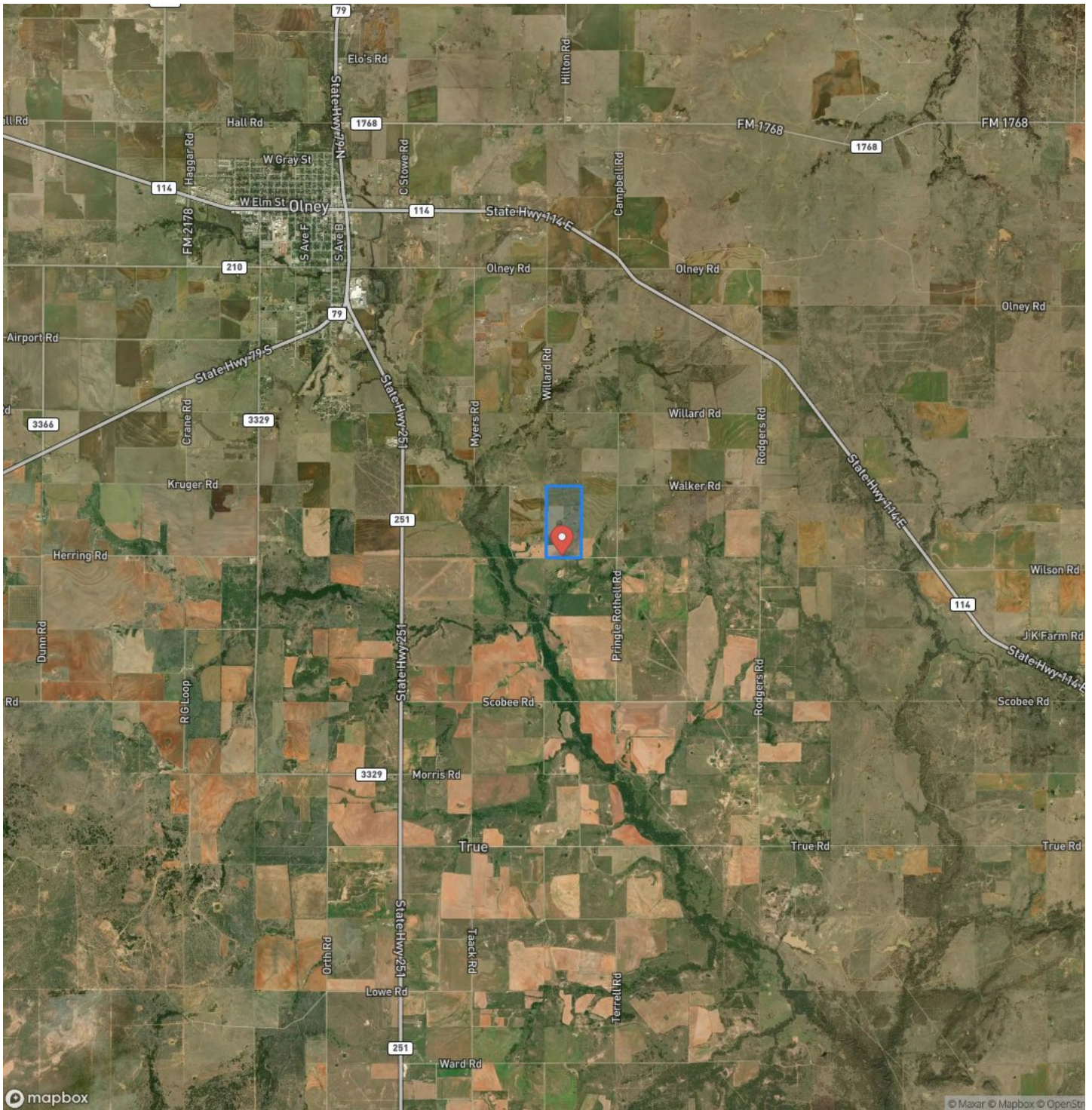
Locator Map



Locator Map



Satellite Map



The Johnson
Olney, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

Heath@cfrland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES



MORE INFO ONLINE:

<https://cfrland.com/>

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

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801 Elm Street
Graham, TX 76450
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