

Salt Creek Gun & Rod
911 N Avenue C
Olney, TX 76374

\$868,000
57± Acres
Young County



Salt Creek Gun & Rod
Olney, TX / Young County

SUMMARY

Address

911 N Avenue C

City, State Zip

Olney, TX 76374

County

Young County

Type

Recreational Land, Hunting Land, Residential Property

Latitude / Longitude

33.37921 / -98.752658

Dwelling Square Feet

5000

Bedrooms / Bathrooms

16 / 17

Acreage

57

Price

\$868,000

Property Website

<https://ranchrealestate.com/property/salt-creek-gun-rod-young-texas/110405/>



PROPERTY DESCRIPTION

Just beyond the city limits of Olney and 2 hrs from the DFW metroplex lies a unique 57+/- acre retreat that presents a multidimensional property catered to hold large gatherings with an abundance of commercial opportunities or to be used as a private residence. Salt Creek Gun & Rod has been heavily curated for the avid sporting clay shooter, marksman, fisherman, and hunter.

Main Lodge: At roughly 5,000sqft and two stories tall, this guest lodge holds 15 rooms, each with their own full bathroom. A freshly remodeled commercial kitchen with stainless appliances and large utility room with washer & dryer is in place to accommodate large meals and long stays for your guests. The common area presents a large fireplace enjoyed by all and an additional entertainment area on the second floor for added enjoyment. A large 12' x 85' porch in the front holds plenty of room for all your guests to sit and enjoy themselves.

Owners Lodge: Comfortable and updated, this lodge has been historically used as a private stay beyond guests but can be doubled as additional room for overflow or converted into a large indoor gathering spot. Spanning roughly 50'x 40', this building currently has 1 large master bedroom with full owner's suite amenities including a large bathroom, closet, and fully remodeled kitchen with an extra room used as storage. Attached is a 12' x 50' overhang, perfect for mornings drinking coffee and enjoying the scenery.

Sport Clay Shooting: A large 25' x 30' metal pavilion with electricity presents a perfect gathering spot for a full day or tournament shooting. With the ability to hold a traditional 5 stand clay setup or incorporate a multitude of shooting stations, there is no shortage of opportunities to create a fun and competitive shoot. Additionally, there is a full sized helice shooting ring ready for the experienced shooters seeking a fast-paced game.

Pistol Range: The shooting house encompasses approximately a 30' x 30' covered shooting room, capable to hold multiple shooting lanes and equipped with electricity. Marksman can test their aim up to 45 yards with the ability to expand even further.

Workshop: Attached to the shooting room is a 30'x 30' workshop with electricity. A perfect place for all your gunsmithing and gear storage. A metal overhang expands the length of both the workshop and shooting house to hold shooting equipment.

Surface Water: The tank spans 2.5+/- acres in size and has depths up to 15ft. It is stocked with bass and catfish along with yearly stocking of baitfish. Two older docks spanning 30ft & 80ft long are in place with an island in the middle of the tank. Roughly 700 yards of Salt Creek meanders on both sides of the property, perfect for migrating wildlife throughout.

Utilities: Community water is in place along with two septic tanks, electricity, and two propane tanks.

Other Improvements: A 16' x 30' metal pavilion is in place for heavy machinery storage. There are two older metal buildings located on the eastern portion of the property but not currently utilized for anything. A 10' x 16' shed is located next to the workshop for additional clay and tool storage. There are 5 RV hookups located on the property for guests wishing to bring their campers and RV's.

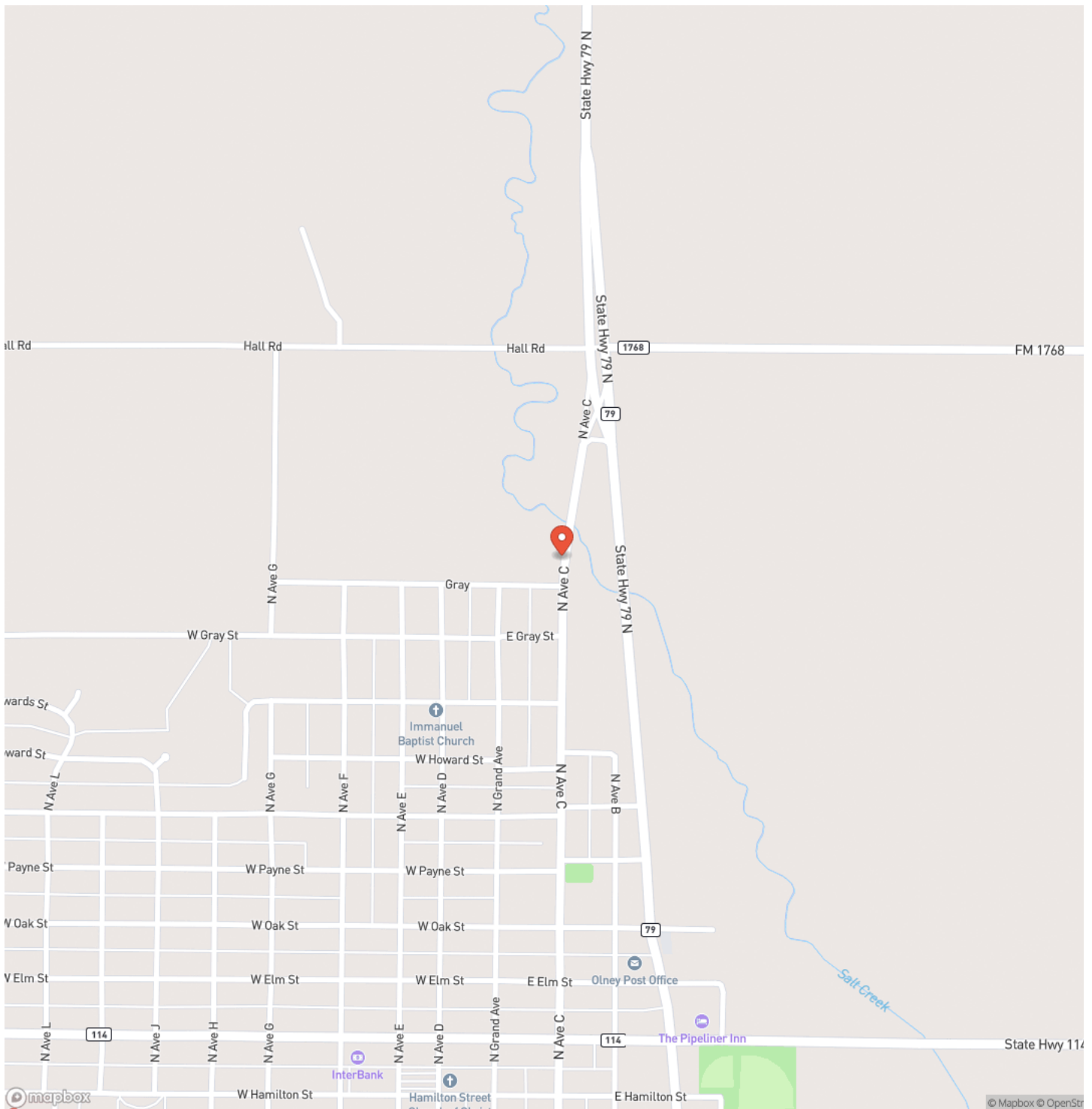
Wildlife: Deer, turkeys, dove, and ducks regularly make a stop on this property, even being so close to town!

Broker Opinion: This is an exceptional chance to invest in a multifaceted property without the heavy maintenance that comes with buying the large acreage ranch. Especially when it comes to income producing possibilities such as a short-term rental, private member club, event hall, large group hosting's, or corporate retreats. With the luxury of being so close to town, this property could also be used as a private stay for lease hunters across the county during the hunting season.

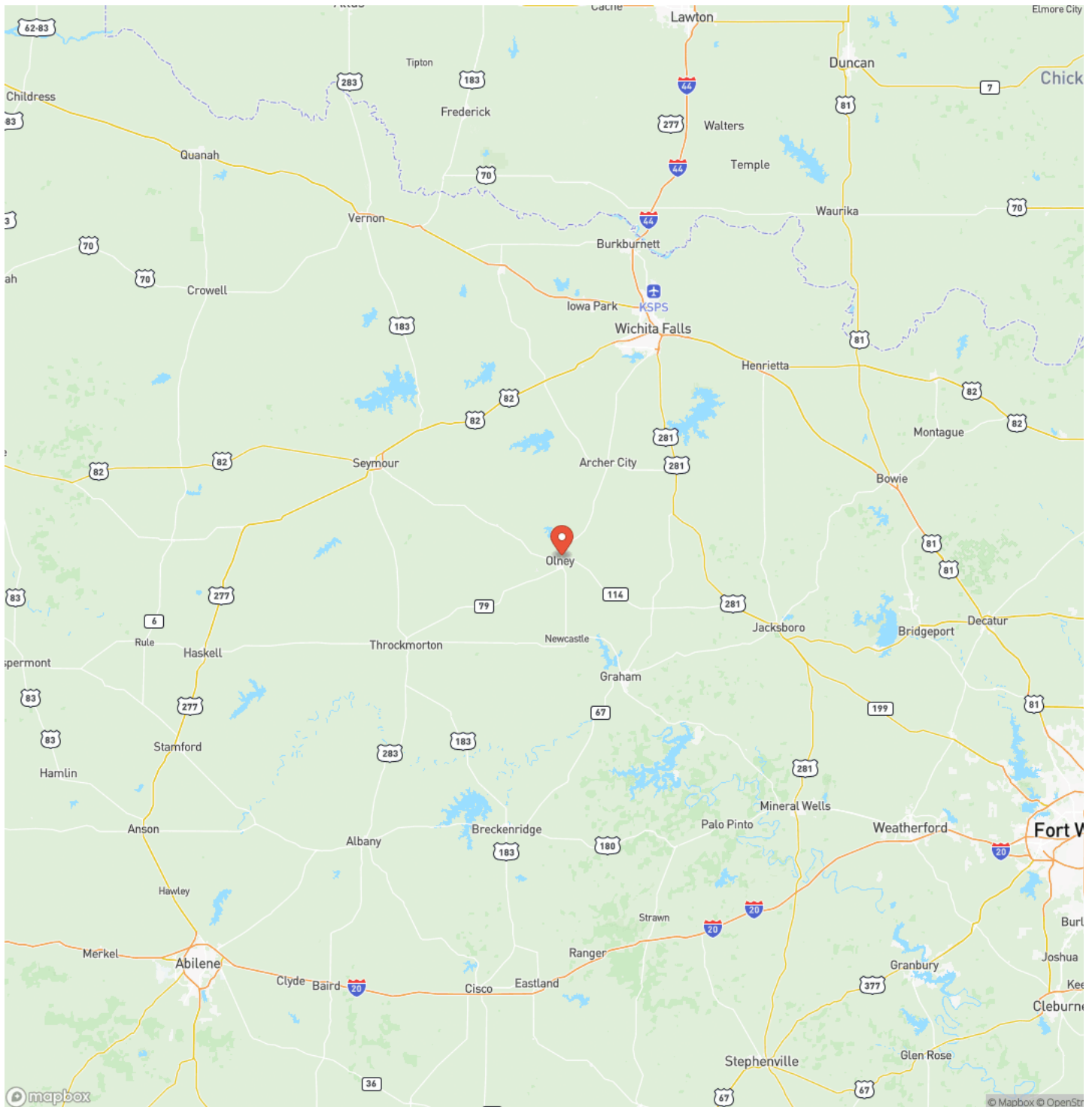
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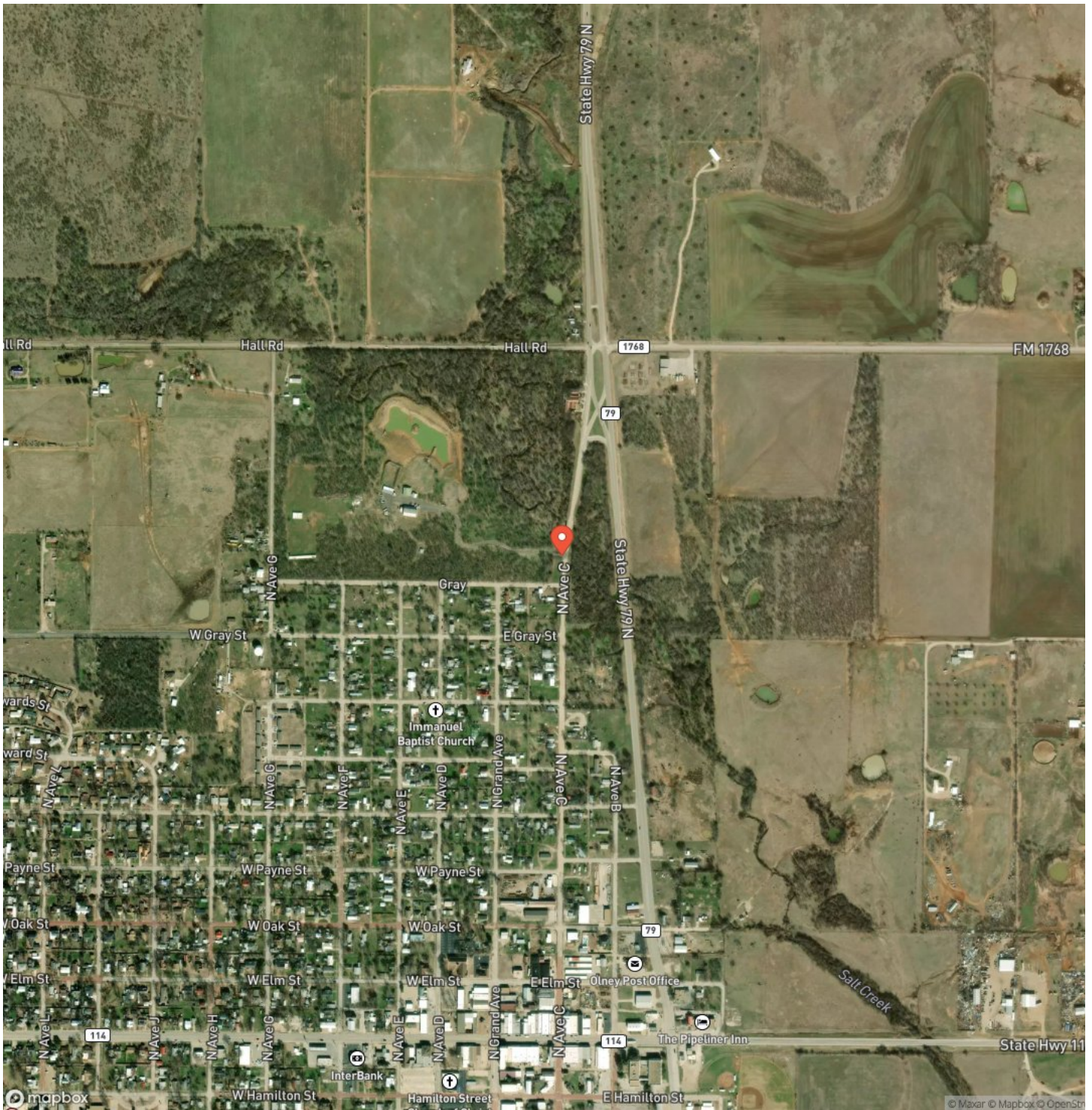
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Witt

Mobile

(832) 212-2966

Email

Justin@CapitolRanch.com

Address

City / State / Zip

NOTES

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This image shows a blank 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.

DISCLAIMERS

Showings are done by appointment only with required 48-hour notice. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Please submit offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. Buyer agent must make first contact, and be present from first showing forward to participate in full commission compensation at the discretion of Capitol Ranch Real Estate, LLC

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