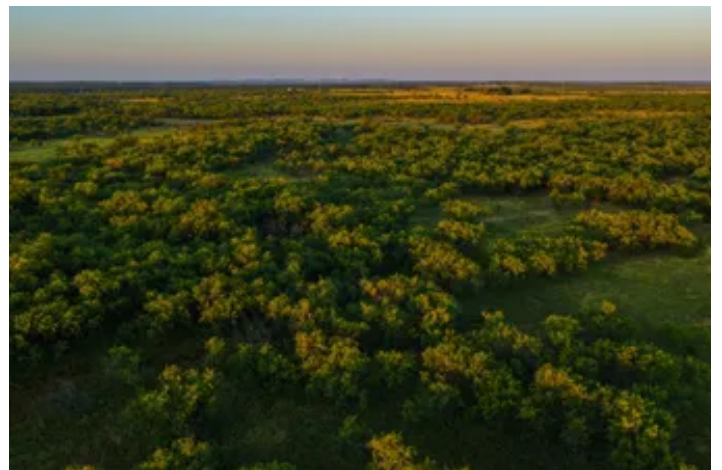
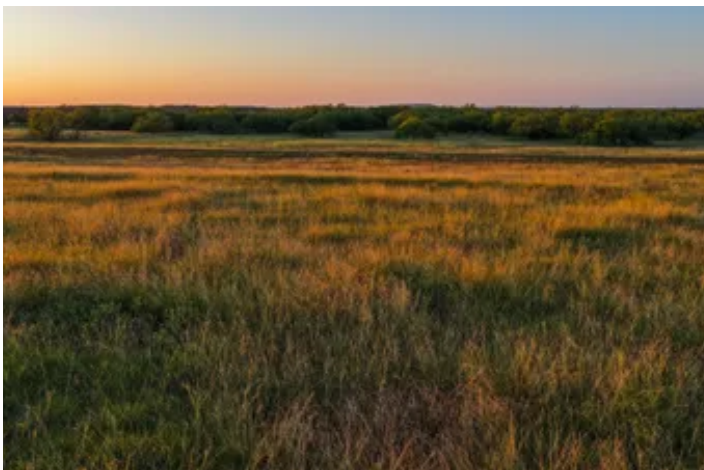


Houk Ranch
839 Taylor Road
Olney, TX 76374

\$1,015,740
228± Acres
Young County



Houk Ranch
Olney, TX / Young County

SUMMARY

Address

839 Taylor Road null

City, State Zip

Olney, TX 76374

County

Young County

Type

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

Latitude / Longitude

33.263436 / -98.593018

Taxes (Annually)

\$2,062

Dwelling Square Feet

1,344

Bedrooms / Bathrooms

3 / 2

Acreage

228

Price

\$1,015,740

Property Website

<https://cfrland.com/detail/houk-ranch/young/texas/112850/>



PROPERTY DESCRIPTION

Houk Ranch encompasses 228 acres of productive hunting and grazing land located just five miles west of Loving, Texas. Long operated as a working cattle ranch; the property offers an excellent combination of native pasture, dense wildlife habitat, and functional ranch improvements.

The ranch features two ponds, one in the north pasture and one in the south, with the larger pond, approximately one-half acre in size, stocked with catfish. These water sources provide dependable water for livestock while enhancing the property's recreational appeal and supporting local wildlife. The landscape is characterized by a blend of open native grass pasture and heavily wooded mesquite cover, creating an ideal balance for both cattle production and hunting. The dense brush offers excellent habitat for native wildlife, while the open pasture provides ample grazing opportunities.

An older manufactured home is located on the property and is in need of extensive renovation or replacement. However, utilities are already in place, offering a convenient starting point for a future homesite or ranch headquarters.

Whether you're looking to expand an existing cattle operation, establish a recreational hunting retreat, or build a country home with room to work the land, Houk Ranch offers a versatile opportunity in a desirable area of Young County.

-- IMPROVEMENTS --

- Utilities ~ Water well and Fort Belknap Electric Co-op
- Road System ~ Rock entry and main road, ATV roads
- Fencing ~ Great exterior fencing, good interior fencing
- Entryway ~ Pipe gate entry

-- WATER, COVER & TERRAIN --

- Surface Water ~ Two ponds, largest is one-half acre
- Water ~ Water supplied by water well
- Tree Cover ~ 60% tree cover, mostly mature mesquite with some scattered hardwoods
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses throughout
- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 30 ft, rolling terrain

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Land ~ Native grassland, mature mesquite, old terraces for farming
- Native Grasses ~ Thick grasses, all native Texas grasses

-- MINERALS & WIND --

- Mineral Rights ~ No minerals available
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey

- Wind Production ~ Trinity Hills Wind Farm is 6.8 mi north

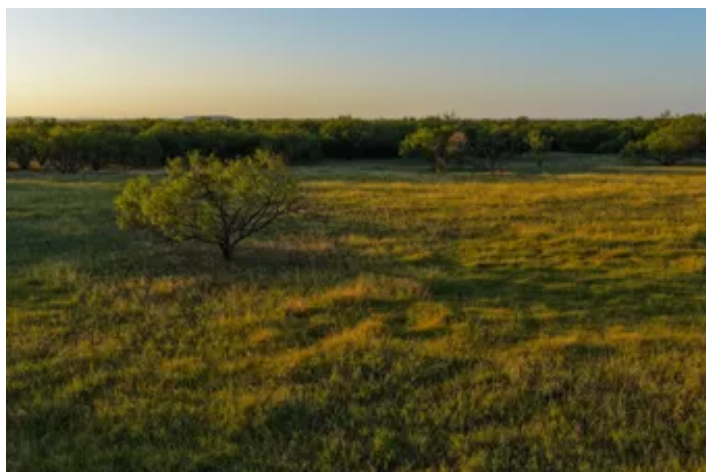
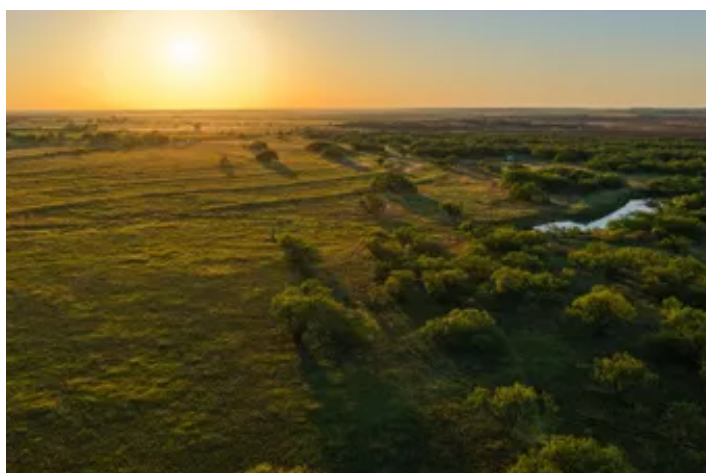
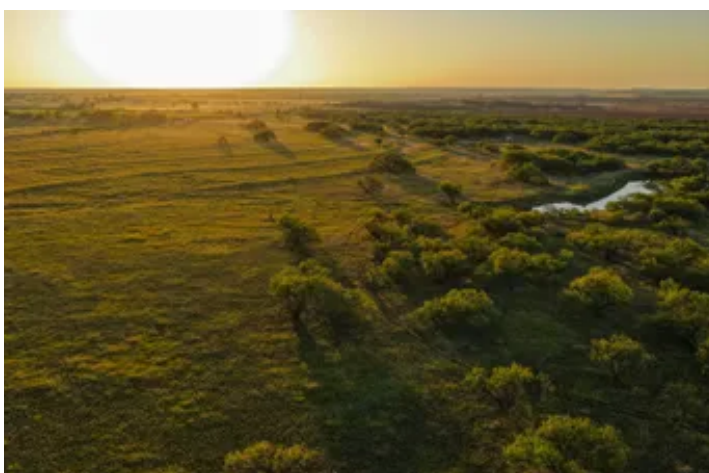
-- ACCESS & DISTANCES --

- Road Frontage ~ Taylor Road - 3,350 ft; Cariker Road - 2,860 ft
- Nearby Towns ~ 5 mi W of Loving
- Major Cities ~ 45 mi SE of Wichita Falls, 105 mi NW of Fort Worth
- Airports ~ 15 mi NE of Graham Municipal, 90 mi NW of DFW airport

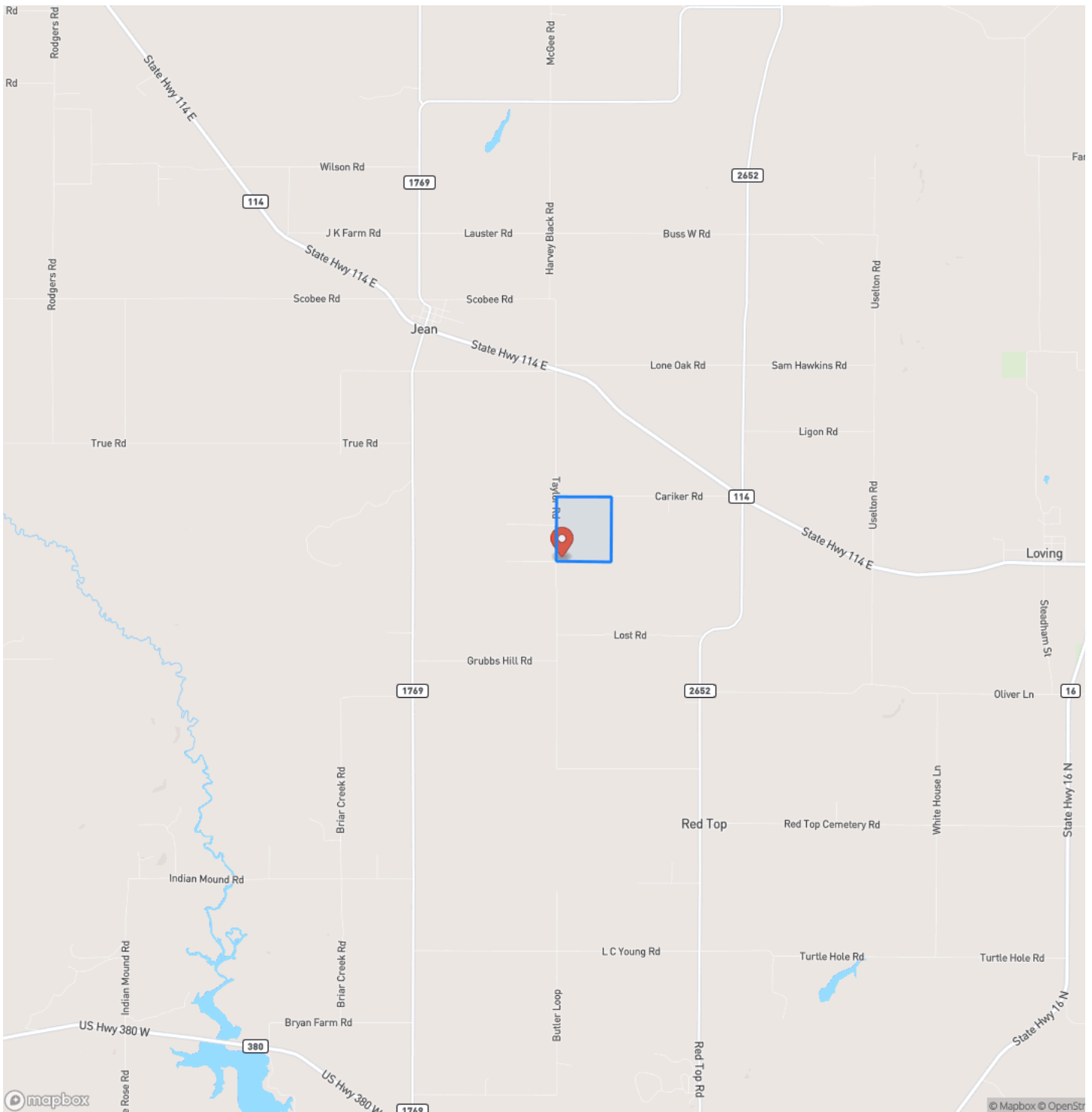
AGENT COMMENTS: Houk Ranch is a well-maintained property that reflects years of responsible stewardship and pride of ownership. Conveniently located just minutes from the charm of a small Texas town, the ranch offers an ideal balance of rural seclusion and easy access to everyday amenities.

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

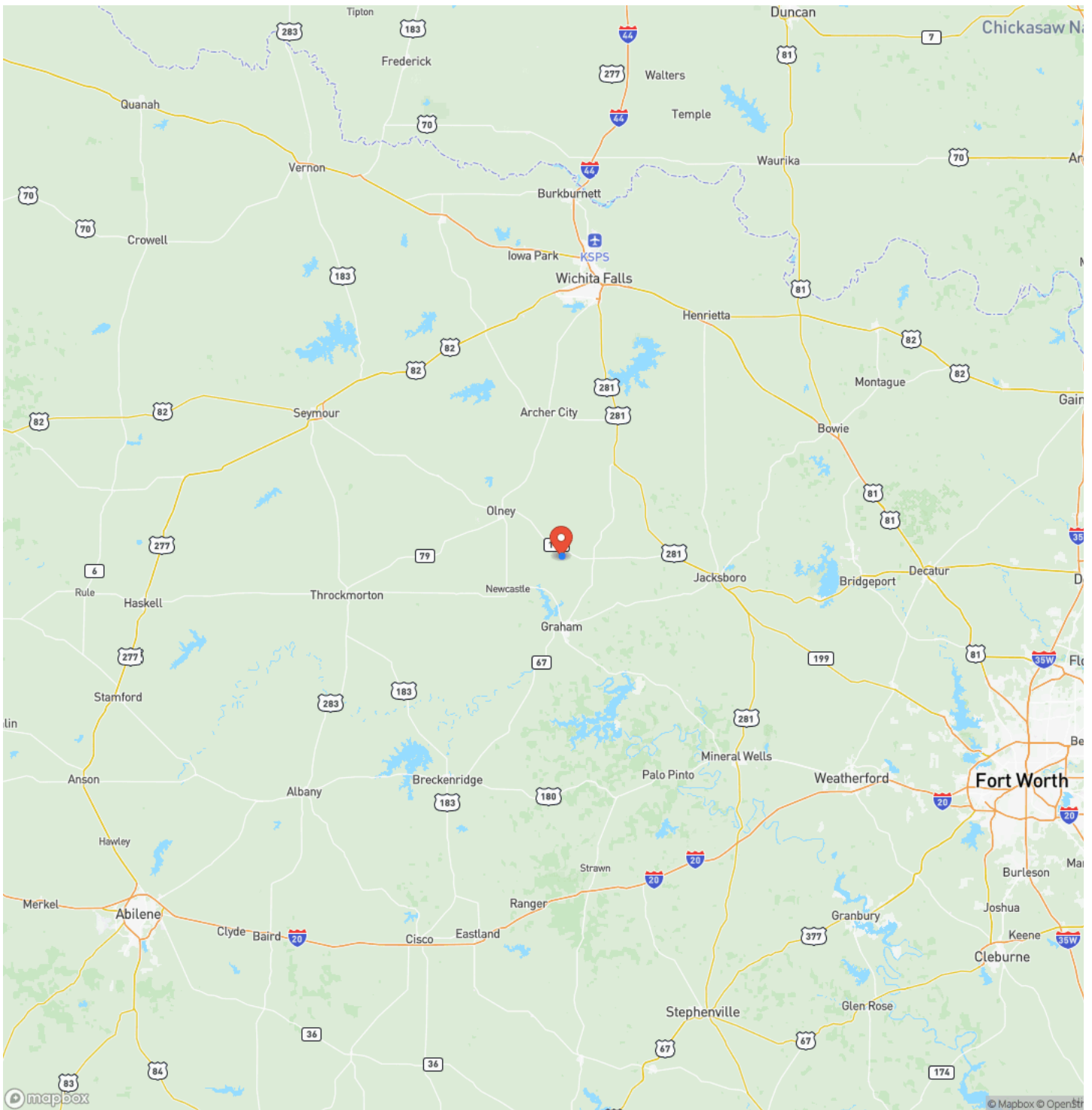




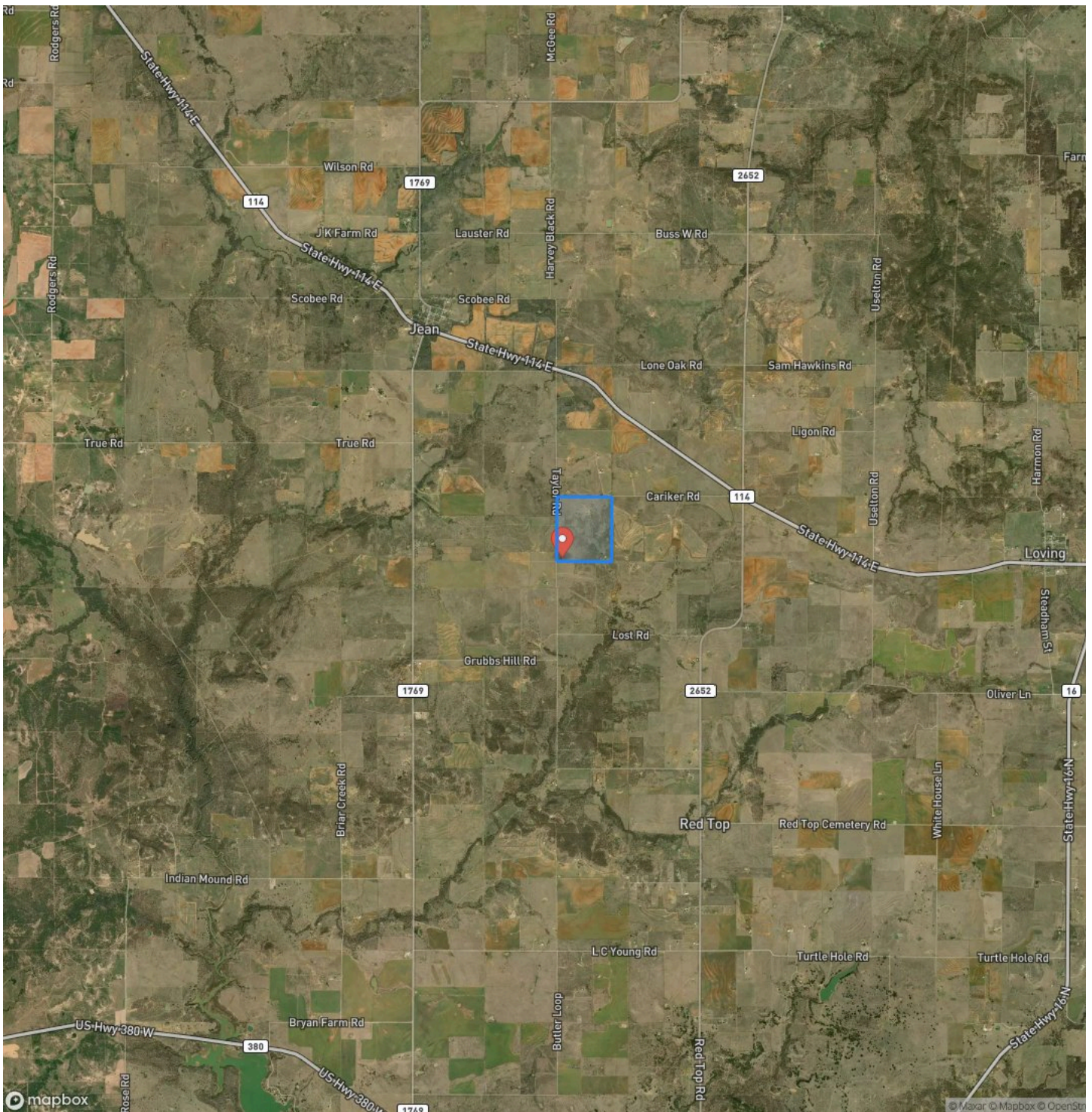
Locator Map



Locator Map



Satellite Map



Houk Ranch
Olney, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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DISCLAIMERS

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers, the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
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<https://cfrland.com/>
