

102 acres in Clay County

Turner Country, LLC | 940-636-7039 | stephen@turnerappraisaltx.com

Property Address

1587 W Omega St
Henrietta, Texas 76365

Property Highlights

- Price: \$309,000.00
- Acres: 102.42
- County: Clay
- State: Texas
- Closest City: Henrietta
- Property Type: Hunting Land, Recreational Property, Residential Property



Property Description

Payne Game Ranch --- 102.42 acres

The Payne Game Ranch is located immediately west of Henrietta in the central portion of Clay County fronting the north side of W. Omega (Hwy 82) and east side of US Hwy 287. The ranch is approximately 20 miles east of Wichita Falls, 20 miles northwest of Bowie and 100 miles northwest of Ft. Worth. This is a unique ranch that offers amenities that appeal to all types of buyers. From recreation to agricultural, full time residence, future build site and all uses in between. The Payne Game Ranch has it all! The land has varied topography and terrain. The southwest portion of the ranch is the highest elevation point and is mostly wooded with mesquite and scattered hardwoods. The elevation then descends to the north and east towards the creek bottoms. This area is heavily wooded with oaks, pecans, other various types of hardwoods and scattered mesquite. There are several large rocky hills throughout the ranch. Just north of the existing improvements is a level cleared area that has beautiful views of the land and pond. This area would make a great location to build your dream home. There are 2 stock ponds. The largest being approximately 2.5 acres and is located at the central portion of the property and is stocked with bass and catfish. There are 2 food plots to attract wildlife. There are also 2 improved grass fields used for hay



**TURNER COUNTRY
PROPERTIES**
FARM • RANCH • LAND

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More details at landsoftexas.com/listing/3807022

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production and livestock grazing. The Payne Game Ranch has a very well maintained 1,192/sf siding house with 3 bedrooms, and 1 bathroom. The house has central heat and air, metal roof, fully functioning kitchen, utility room, city water, and septic system. Other improvements consist of a workshop that could also be used as a garage, storage shed that is also used as a well house with a water storage tank, a metal framed equipment shed that could also be used for horse stalls, livestock pens, perimeter and cross fencing in good condition, an adequate interior road system and 2 water wells. The improvements encompass less than one acre and are located on top of a hill on the southwest portion of the ranch, so they do not interfere with the hunting.

The Payne Game Ranch has it all. Its tough to find this many amenities in a ranch of its size. This ranch deserves the attention of any type of buyer.

Asking \$309,000

Contact Stephen Turner, Listing Agent - 940-636-7039

Do not trespass, the listing agent must be present at all showings. Buyer to confirm all information contained herein. Buyers agent must make first contact and be present at all showings to be allowed full fee participation.

Driving Directions

The ranch is located at the northeast corner of the intersection of US Hwy 287 and W. Omega (Hwy 82) immediately west of Henrietta.