

# Rafter H Ranch

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640± acres | \$1,600,000 | Olney, Texas | Young County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# Rafter H Ranch

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The Rafter H Ranch is located in Young County, 7 miles west of Olney, Texas with Megargel, Texas 5 miles to the north. The properties entire southern border has frontage on F.M. 210. County road frontage down the eastern border also offers several access points. The main entrance to the ranch is a gated entry from F.M. 210.

The Rafter H, consisting of 640 +/- acres, has been owned and operated by the same family for approximately 100 years. The property has generally been run as a yearling operation. About half of the ranch is cultivated land with native pasture on the remainder. The cultivated land has been planted in wheat with numerous traps located throughout the ranch for rotation of cattle.

5 ponds are strategically located in different areas providing adequate water across the ranch.

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**IMPROVEMENTS:**

The improvements are located at the main entrance off F.M. 210. A horse barn with small living quarters sits just off the highway. Four covered stalls with turn-out lot are extended out from the barn with some additional storage in the barn. A very nice set of working pens with scales are also located near the front of the property. A hunter's camping area with 30 amp electric hook ups and septic are available. Currently there are 3 camper trailers located on the property owned by the current hunter group.

**LOCATION:**

The Rafter H Ranch is very centrally located being approximately 100 miles from the DFW metroplex. Graham, Texas is 25 miles southeast of the property with Possum Kingdom Lake only a 50 mile drive to the south. Olney airport is only 3 miles away with a runway long enough for most large private aircraft.

The ranch is considered to be well watered. In addition to the numerous scattered ponds, a water meter with co-op water supplies water to the improvements. The water is provided by Baylor County Water. Electricity is provided by Ft. Belknap electric.

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**HUNTING:**

Hunting on the ranch is considered to be very good. Whitetail deer, hogs and turkey can be found on the property. Duck, Crane and dove hunting is excellent in season. The ranch is currently leased for hunting at an annual rate of \$10,000.00 per year. Hunters would like to stay but the lease can be terminated if new owner elects to do so.

**MINERALS:**

Wind and solar energy rights will transfer. No mineral rights and there is no current production on the ranch

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**PRICE:**

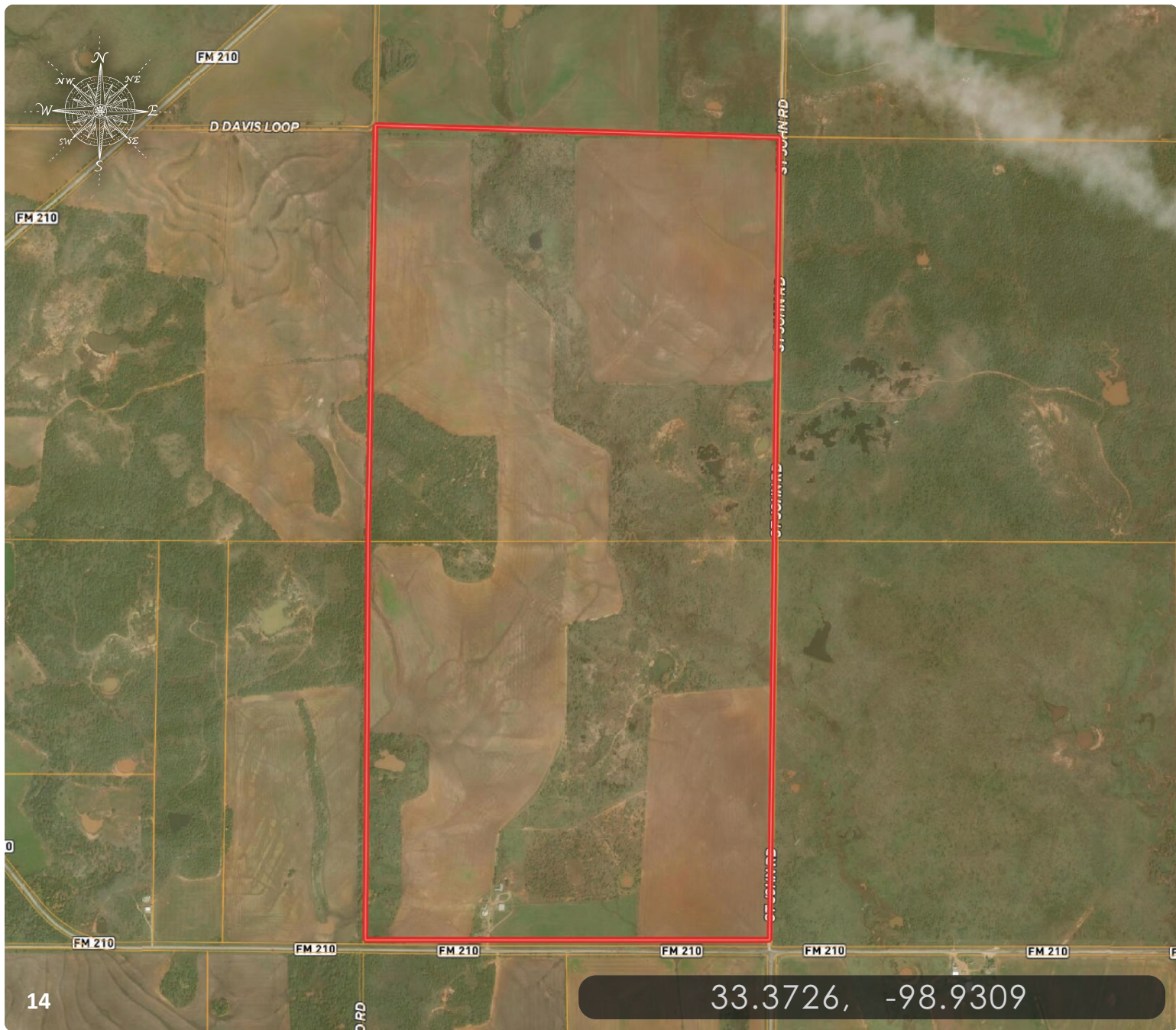
\$1,600,000 (\$2,500 / acre)

**REMARKS:**

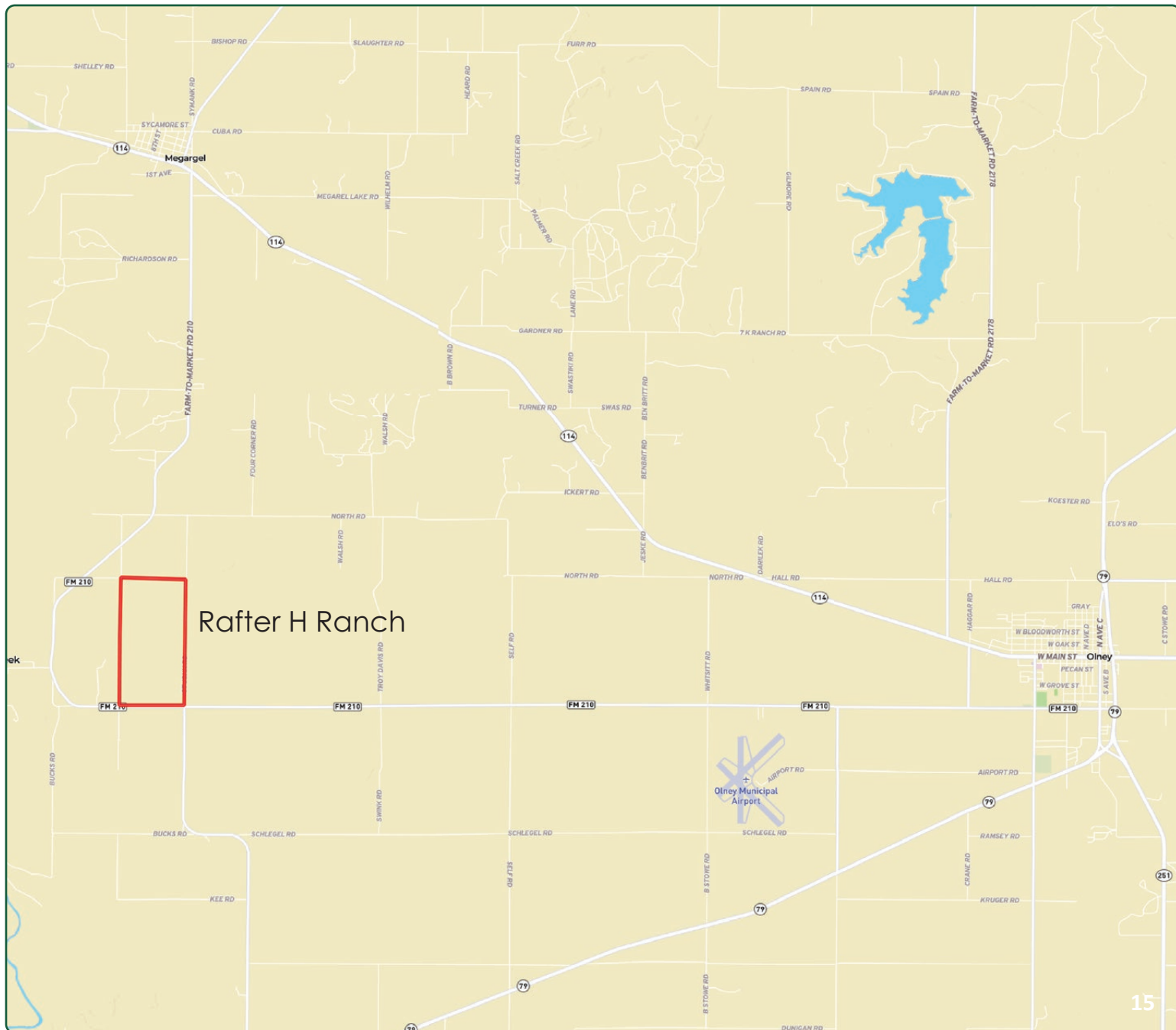
The Rafter H Ranch is a very manageable ranch with great income potential. Not only can you run your own cattle operation, the hunting lease also provides a good, consistent source of income. Topography on the ranch is rolling with several great building sites for your new home. If you are looking for an income producing ranch with a great location, this property is worth taking a look at.













*Chas. S. Middleton*

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AND SON LLC

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For virtual brochure & more info visit,



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