

CENTURY 21[®]

Judge Fite Company



TBD COUNTY ROAD 1792

SUNSET, TX 76270



\$3,322,750



1 acres

DESCRIPTION

The Younger Ranch is a rare piece of North Texas heritage with 265.82 acres of rolling pastures, mature post oak hardwoods, and panoramic countryside views. Conveniently located between Decatur & Bowie, yet secluded and very quiet. Owned by the same family since 1856, this property offers open grazing land, dense timber, and nearly a mile of seasonal creek frontage. Whether you're seeking a private homestead, a great hunting and recreational ranch, or long-term investment near the metroplex, the Younger Ranch delivers privacy and classic Texas character. •Located approximately 60 miles NW of Fort Worth, 20 miles from Decatur, and near the city of Bowie and Amon Carter Lake. •Approximately 2200 feet of direct paved county road frontage on CR 1792 with electricity available along the road and inside the property. •Turkey Creek, a seasonal waterway, winds through the ranch providing nearly a mile of creek frontage, with excellent cover and habitat for whitetail deer, turkey, wild hogs, and other native wildlife. The ranch has been only lightly hunted by the family. •Landscape is well-balanced between approximately 130 acres of productive open pasture for cattle grazing and dense post oak woodland offering exceptional wildlife habitat and natural beauty. •Two ponds supply water for livestock and attract wildlife. •No water wells onsite; however, nearby registered wells indicate good groundwater potential in the area. •Gravel and dirt ranch roads provide good internal access throughout the property. •Property is currently ag-exempt with low property taxes. •One operational oil and gas well and pipeline easements exist on the property. Seller is not conveying any minerals with the sale of the property. •A current survey is on file (June 2025) and will be made available to qualified buyers. •No division. Selling only as one contiguous tract.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21247607
YEAR BUILT:
COUNTY: Wise
TRACT OR SUBDIVIION: A293 Falls CSL
LIST DATE: 04/27/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 265.82
LOT SIZE (SQFT): 11,579,119

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Pasture
- PondOnLot
- RollingSlope
- ManyTrees
- Sloped
- Wooded

FENCING:

- BarbedWire
- Perimeter

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- None
- SewerNotAvailable
- WaterNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: John Wilton 

BROKERED BY: MacDougall Ranch Properties, L