

Oak Hollow Ranch
TBD Kramer Road
Graham, TX 76450

\$872,000
160± Acres
Young County



CAMPBELL
FARM & RANCH

MORE INFO ONLINE:

<https://cfreland.com/>

Oak Hollow Ranch
Graham, TX / Young County

SUMMARY

Address

TBD Kramer Road null

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.041109 / -98.887214

Taxes (Annually)

\$70

Acreage

160

Price

\$872,000

Property Website

<https://cfreland.com/detail/oak-hollow-ranch/young/texas/55871/>



PROPERTY DESCRIPTION

Situated 20 miles west of Graham, TX, Oak Hollow Ranch offers an idyllic sanctuary for hunting enthusiasts. Boasting sprawling mature mesquite and oak vegetation, the ranch is abundant in native wildlife and serves as a haven for these creatures. Additionally, the presence of large neighbors surrounding the ranch on three sides significantly reduces hunting pressure for whitetail deer. With two ponds on the property, the southern boundary hosts the larger of the two. Though they would benefit from dredging, both ponds are essential for the property's drought-resistant measures. Sprawling post-oak clusters dominate the east and west sides of the ranch, making them perfect sites for building a hunting cabin or homestead. Moreover, the soils of the ranch mainly comprise fine sandy loam that is well-suited for farming, grazing, and wildlife conservation. Whether you want to expand your cattle business or establish a hunting property, Oak Hollow Ranch caters to your every need as a multi-use ranch.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Two ponds
- Water ~ Fort Belknap Water Supply Co. available
- Tree Cover ~ 100% heavily wooded, oak, mesquite, hackberry
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Currently leased for grazing
- Soils ~ Bluegrove Fine Sandy Loam, Gravelly Sandy Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Large neighbors on three sides
- Land ~ Good wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral interest unknown
- O&G Production ~ No production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ Gravel, dead end of Kramer Road
- Piped Entrance ~ Steel gate
- Nearby Towns ~ 20 miles from Graham, Texas city limits
- Major Cities ~ 50 mi NW of Mineral Wells, 100 mi WNW of Fort Worth
- Airports ~ 20 mi W of Graham Municipal, 55 mi SW of Wichita Falls Regional

AGENT COMMENTS: Oak Hollow Ranch stands out as a unique ranch in the region, with great wildlife and hunting potential, as well as access to utilities. Its serene surroundings make it an ideal location for a hunting retreat or future homestead, but also as a useful ranching operation if desired.

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

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Locator Map



Locator Map



Satellite Map



Oak Hollow Ranch
Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES



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