

Tonk Valley Ranch
1551 Lower Tonk Valley Road
Graham, TX 76450

\$2,595,000
150.290± Acres
Young County



Tonk Valley Ranch
Graham, TX / Young County

SUMMARY

Address

1551 Lower Tonk Valley Road

City, State Zip

Graham, TX 76450

County

Young County

Type

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

Latitude / Longitude

33.043097 / -98.61474

Taxes (Annually)

10051

Dwelling Square Feet

6602

Bedrooms / Bathrooms

4 / 5.5

Acreage

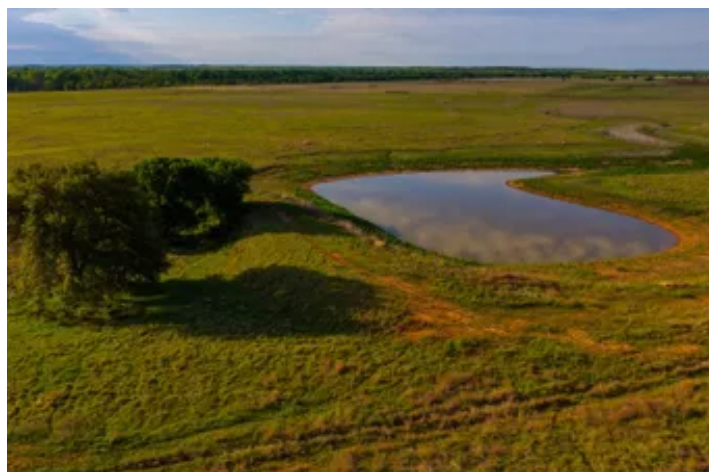
150.290

Price

\$2,595,000

Property Website

<https://cfreland.com/detail/tonk-valley-ranch-young-texas/102496/>



PROPERTY DESCRIPTION

Nestled along the fertile banks of the Brazos River Valley, Tonk Valley Ranch is a remarkable legacy property that blends natural beauty with the functionality of a working ranch. Carefully stewarded since the early 1990s, this expansive holding showcases rolling native grasslands dotted with magnificent mature live oaks, creating a timeless North Texas landscape. Positioned atop the highest point in the southwest corner, the main residence offers sweeping views of the surrounding countryside and a peaceful sense of seclusion. Designed for cattle operations, the ranch is well equipped with high-quality cross-fencing and abundant surface water. Three well-placed ponds provide reliable runoff capture, including a one-acre lake at full capacity.

Beyond its agricultural strengths, Tonk Valley Ranch offers exceptional recreational appeal due to its close proximity to the Brazos River Authority land. With direct access to the river, this property stands out as a versatile investment, equally suited for ranching, recreation, or a private retreat. Tonk Valley Ranch is a true multi-use property, offering both productivity and natural beauty in one exceptional package.

A beautifully renovated stone-and-brick ranch-style home offers abundant living space, including a private guest house/game room connected by a charming breezeway. The open-concept layout of the main residence features three living areas, four bedrooms, and four-and-a-half bathrooms.

A grand foyer leads into the main living, dining, and a fully updated kitchen with quartz countertops, a large island, new electric appliances, and custom cabinetry; perfect for everyday living and entertaining. Two living areas include wood-burning fireplaces for added warmth and character.

Remodeled in 2024, the home features engineered hardwood flooring, updated tile bathrooms, and upgrades throughout, including new lighting, windows, doors, and paint. A spacious mudroom adds storage, new cabinetry, and a washer and dryer. No detail was overlooked in the transformation of Tonk Valley Ranch. Meticulously maintained and thoughtfully upgraded, this exceptional property is truly turnkey and ready to be enjoyed.

-- HOME --

- Main House ~ Renovated in 2024; 6,602 sq/ft; 4 bdr/4.5 bth
- Parking ~ Three-car carport, storage under carport
- Primary Bedroom ~ Large bathroom, three walk-in closets, steam shower, soaking tub, glass shower
- Secondary Bedrooms ~ In-suite bathrooms, quartz counters
- Main Living Area ~ Open concept with kitchen and dining area, rock fireplace
- Kitchen ~ Large quartz island, all quartz countertops, custom cabinets, stainless steel appliances
- Secondary Living Area ~ Entertaining room with a wet bar, brick fireplace
- House ~ Central air with a heat pump, new insulation, doors, and windows throughout, professionally cleaned ductwork
- Driveway ~ Resurfaced asphalt driveway, valued at \$73,000
- Roof ~ New gutters and downspouts
- Yard ~ Pipe-fenced yard, newly seeded with an irrigation system

-- River --

- BRA River Access ~ 1765 feet
- BRA Land ~ 35 acres
- Terrain ~ 30 ft of rolling elevation, fertile soil
- Cover ~ 30% wooded, large pecan trees, oak, willow, and cottonwood

-- IMPROVEMENTS --

- Utilities ~ Fort Belknap Electric meter, Fort Belknap WSC water meter
- Road System ~ Dirt ATV roads throughout, good road system throughout
- Fencing ~ Good to great exterior fencing, cross-fencing in good shape
- Barn ~ 1,400 sqft, concrete slab, horse stalls, old water hookups
- Other Improvements ~ Set of cattle pens, covered equipment shed, and loafing shed

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds, two that hold water well, access to the Brazos River
- Water ~ Decent underground water in the area
- Tree Cover ~ Very little tree cover, large mature live oaks
- Underbrush ~ Minimal underbrush
- Native Grasses ~ 100% improved or native grass
- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 40 ft, rolling terrain

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Land ~ Improved grassland with scattered live oak trees
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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

-- ACCESS & DISTANCES --

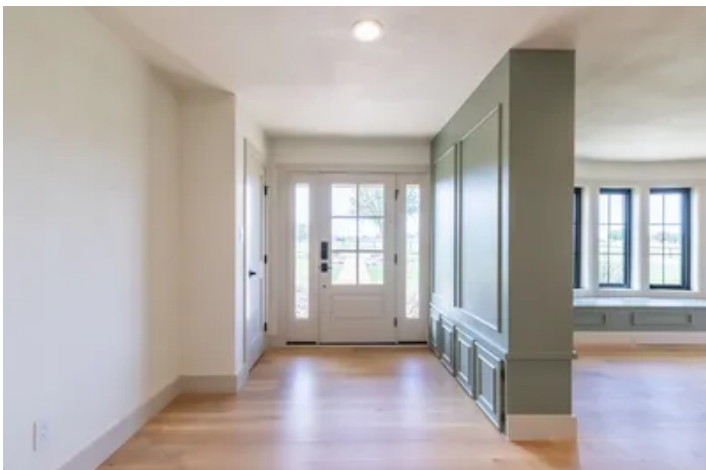
- Road Frontage ~ Upper Tonk Valley Road - 2,050 ft
- Nearby Towns ~ 4.75 mi south of Graham
- Major Cities ~ 60 mi S of Wichita Falls, 90 mi NW of Fort Worth
- Airports ~ 8 mi SW of Graham Municipal, 100 mi NW of DFW airport

AGENT COMMENTS: Tonk Valley Ranch is an updated, move-in-ready estate and one of the nicest cattle ranches one will find. Brazos River Authority acreage adds to the ranch's mystique and offers excellent opportunities to hunt and fish, or just to explore the Brazos River Valley.

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



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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