

Red Top Ranch
Graham, TX 76450

\$799,000
46.350± Acres
Young County



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Graham, TX / Young County

SUMMARY

City, State Zip

Graham, TX 76450

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Business Opportunity

Latitude / Longitude

33.126812 / -98.573716

Taxes (Annually)

60

Acreage

46.350

Price

\$799,000

Property Website

<https://cfrland.com/detail/red-top-ranch-young-texas/45513/>



PROPERTY DESCRIPTION

Nestled directly on the outskirts of the city limits of Graham, TX, is Red Top Ranch - a 45-acre multi-use property with ample opportunity hunting, cattle ranching, and farming. Additionally, the proximity to the city and the availability of utilities make it a prime location for developers to subdivide. A highlight of the property is the drought-resistant pond on the eastern side, which has a great water catchment that quickly fills up after rainfall. The gowen loam soils throughout most of the property make cultivating a wide range of plants and grass possible. Furthermore, the property boasts one-half mile of Farmers Branch Creek, which provides ample irrigation opportunities and surface water potential.

-- WATER, COVER & TERRAIN --

- Farmers Branch Creek ~ one-half mile
- Surface Water ~ large pond-1.0ac
- Water ~ Fort Belknap Water Supply Co.
- Tree Cover ~ 30% heavily wooded, post oak, live oak, pecan, elm, ash, mesquite
- Underbrush ~ Very little underbrush
- Native Grasses ~ 70% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Gowen Loam, Thurber Clay Loam

-- HUNTING & RECREATION --

- Wildlife ~ whitetail deer, duck, Rio-Grande turkey, dove, quail, hogs, varmint
- Hunting Pressure ~ very little, not leased in years
- Fishing ~ largemouth bass, perch, and catfish in large ponds & river
- Land ~ crossable creek, wooded draw
- Native Grasses ~ thick stands, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ No owned minerals
- O&G Production ~ One producing well
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ no active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ paved-1720 feet of Red Top Road
- Piped Entrance ~ Dead ends at ranch gate
- Nearby Towns ~ 75 feet from Graham, TX city limits
- Major Cities ~ 55 mi S of Wichita Falls, 90 mi WNW of Fort Worth
- Airports ~ 1 mi NW of Graham Municipal, 60 mi SW of Wichita Falls Regional

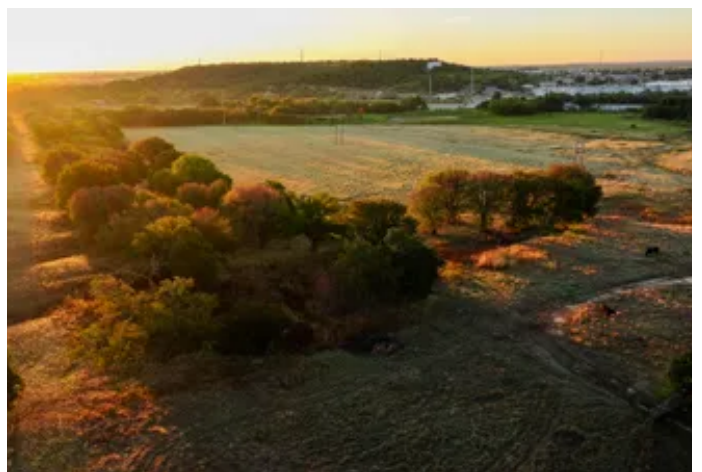
AGENT COMMENTS: As a lover of land and everything it offers, JN River Ranch is the ultimate blend of excellent cattle characteristics and top-notch hunting country. This ranch boasts stunning vistas from prominent cliffs that overlook the vast river valley, providing several opportunities to construct a dream residence with a breathtaking panoramic view.

Listing Broker: Heath Kramer [940-282-5500](tel:940-282-5500)

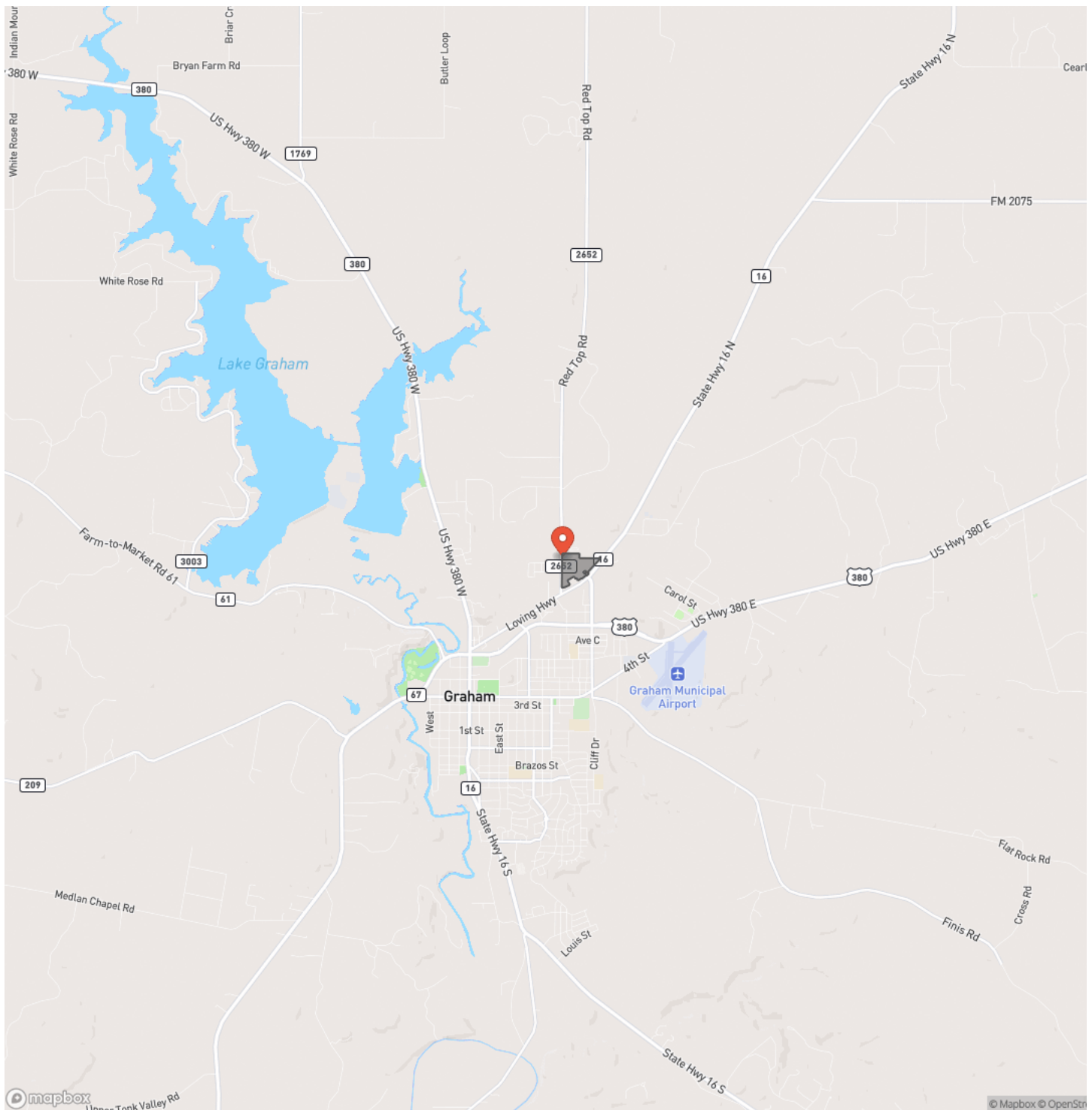
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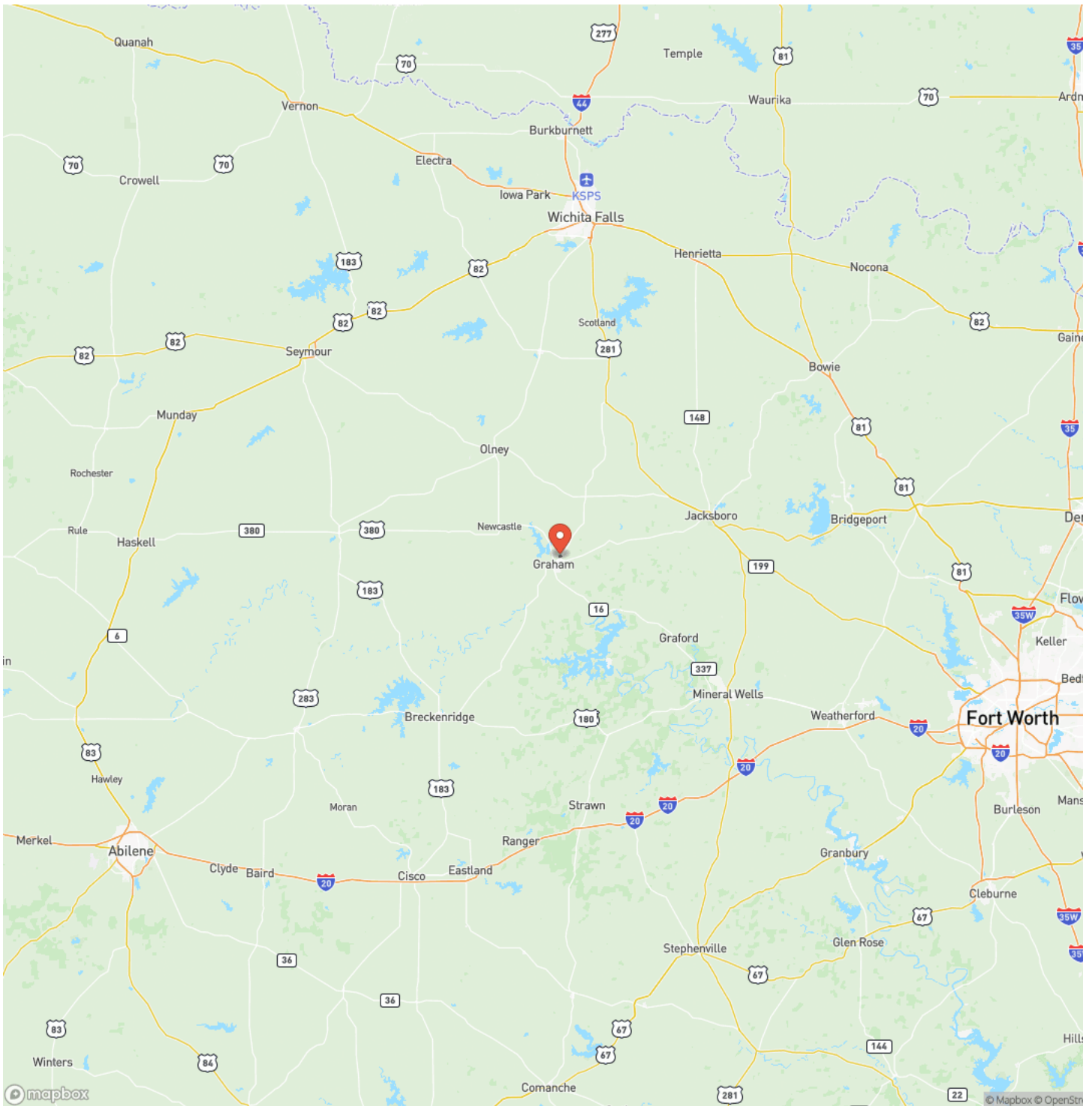
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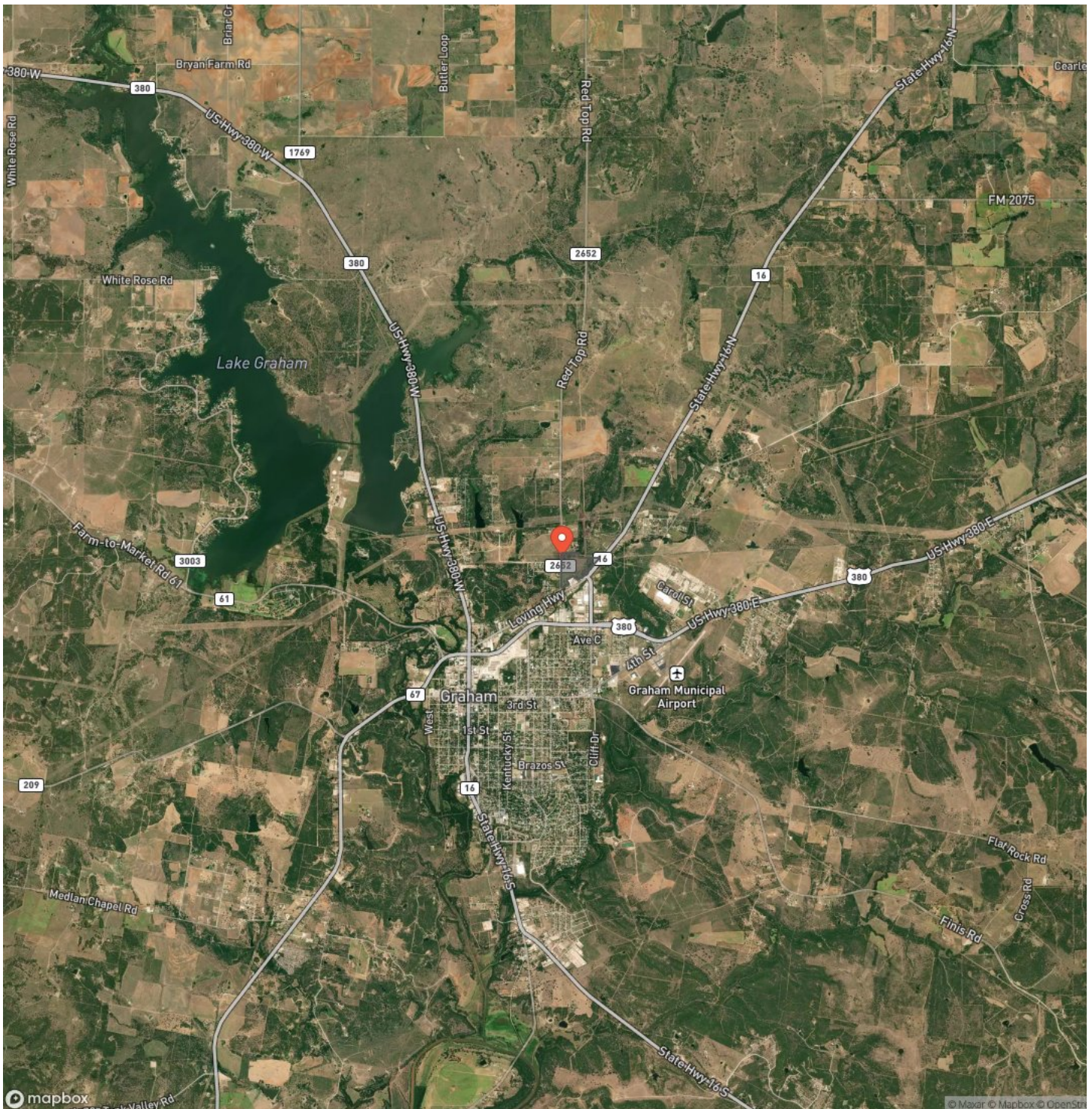
Locator Map



Locator Map



Satellite Map



Red Top Ranch

Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

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Office

(940) 549-7700

Email

Heath@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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