

Tyra West Ranch
TBD FM 209
Graham, TX 76450

\$303,160
53± Acres
Young County



CAMPBELL
FARM & RANCH

Tyra West Ranch
Graham, TX / Young County

SUMMARY

Address

TBD FM 209

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.017464 / -98.920303

Taxes (Annually)

\$65

Acreage

53

Price

\$303,160

Property Website

<https://cfreland.com/detail/tyra-west-ranch-young-texas/90080/>



PROPERTY DESCRIPTION

The Tyra West Ranch offers 53 acres of attractive and versatile Young County land, conveniently located approximately eight miles east of Woodson along FM 209. With a combination of native pasture, mature tree cover, and scattered oak groves, the property has the character and diversity to appeal to anyone looking for a recreational getaway, small ranch, or country homesite. Two scenic tanks add to the beauty and usefulness of the land while providing water for livestock and wildlife, along with opportunities for fishing and outdoor enjoyment.

One of the property's standout features is its excellent accessibility, with road frontage along both the south and west sides. Good interior roads and trails provide convenient access throughout the property. An existing rural water meter can be re-serviced, and rural electricity is available along FM 209, giving a future owner a great head start when considering a home, cabin, or other improvements.

The combination of native grasses, mature trees, and ample cover creates excellent habitat for the area's abundant wildlife. Whitetail deer, turkey, hogs, and small game are commonly found throughout the region, making the property well suited for hunting and recreation. The native grasses also provide useful grazing, allowing the land to serve both recreational and agricultural purposes.

While the Tyra West Ranch offers the privacy and quiet of the country, it remains within comfortable driving distance of nearby communities. Breckenridge is approximately 19 miles away, Graham is approximately 23 miles away, and Fort Worth is about 110 miles to the east, offering convenient access to shopping, dining, services, and larger-city amenities.

Held by the same family for generations, this property presents a unique opportunity to own a piece of long-held Young County land. With its convenient access, existing water meter, attractive tree cover, two tanks, wildlife habitat, and potential building sites, the Tyra West Ranch is ready for its next chapter-whether as a weekend escape, hunting and recreational property, small livestock operation, or permanent country residence.

-- IMPROVEMENTS --

- Fences ~ 5-strand barbed wire perimeter fence on S, W & N sides in excellent condition; E fence to be constructed
- Gates/Accesses ~ Gate on west side off Hamilton Road.
- Livestock Gathering Pens ~ Drive-through pens on the north side for easy handling
- Trails/Roads ~ Wide trails/roads throughout the property
- Rural Water ~ Water meter on property - Ft. Belknap Water Supply - can be re-serviced
- Rural Electric ~ Ft. Belknap Electric Co-Op power lines along FM 209
- Fiber-Optics ~ Brazos Communications lines available along FM 209

-- WATER, COVER & TERRAIN --

- Surface Water: One pond measuring .5 acres when full.
- Tree Cover ~ 100% wooded; moderate cover of Mature Oaks, Hackberry, and Mesquite
- Native Grasses ~ Variety of desirable native grasses for wildlife grazing and bedding
- Soils ~ Tillman clay loam, Vernon clay, Markley fine sandy loam, Jolly-Rock outcrop complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, turkey, hog, varmint, dove, quail, other small game
- Habitat ~ Thick stands of native grass for excellent bedding and grazing; desirable trees for excellent cover
- Elevation Changes ~ Minimal, mostly flat ground

-- MINERALS & WIND --

- Mineral Rights ~ No mineral rights owned to be conveyed
- O&G Production ~ No active production on property
- Wind & Solar Rights ~ 100% wind & solar rights convey
- Wind & Solar Production ~ No active turbines or solar panels

-- ACCESS & DISTANCES --

- Road Frontage ~ .2 mi on S side, FM 209; .5 mi on W side, Hamilton Rd
- Nearby Rivers & Lakes ~ 15 mi SW of the Brazos River; 17 mi SW of Graham Lake; 41 mi NW of Possum Kingdom Lake
- Nearby Towns ~ 8 mi E of Woodson, 19 mi N of Breckenridge, 23 mi SW of Newcastle, 23 mi SW of Graham, 24 mi SE of Throckmorton
- Major Cities ~ 72 mi NE of Abilene, 79 mi SW of Wichita Falls, 110 mi NW of Ft. Worth
- Airports ~ 25 mi NW of Graham Municipal, 74 mi NE of Abilene Municipal; 131 mi NW of DFW International

AGENT COMMENTS: Opportunities like this don't come around often, with small acreage, abundant surface water, and mature trees! Whether you're searching for a peaceful retreat, a future homesite, or a weekend getaway, this tract has it all. A true must-see for nature lovers. Call me today to schedule your private showing before it's gone!

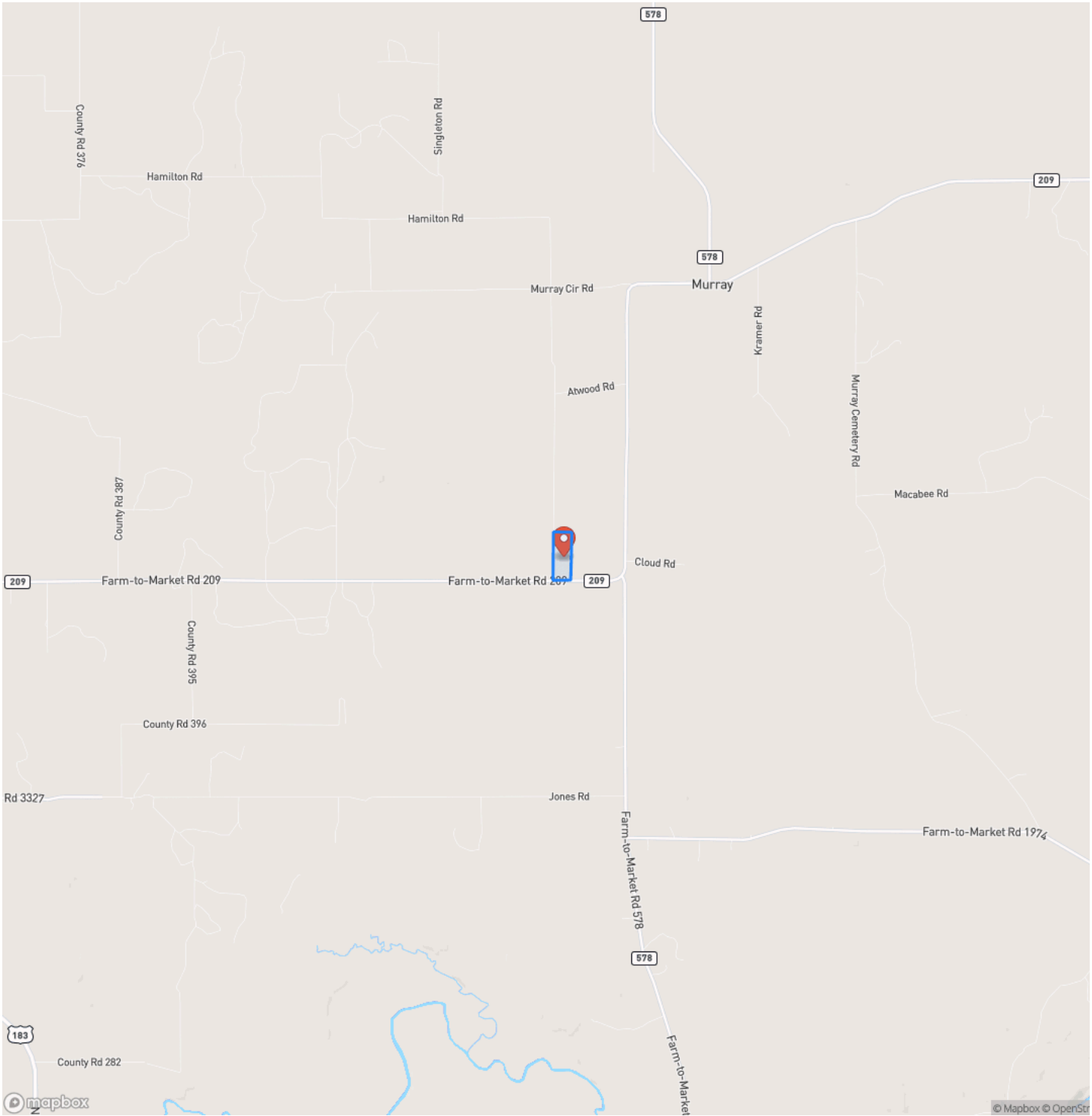
Listing Agent -- Kathy Bailes [\(940\)-256-4958](tel:940-256-4958)



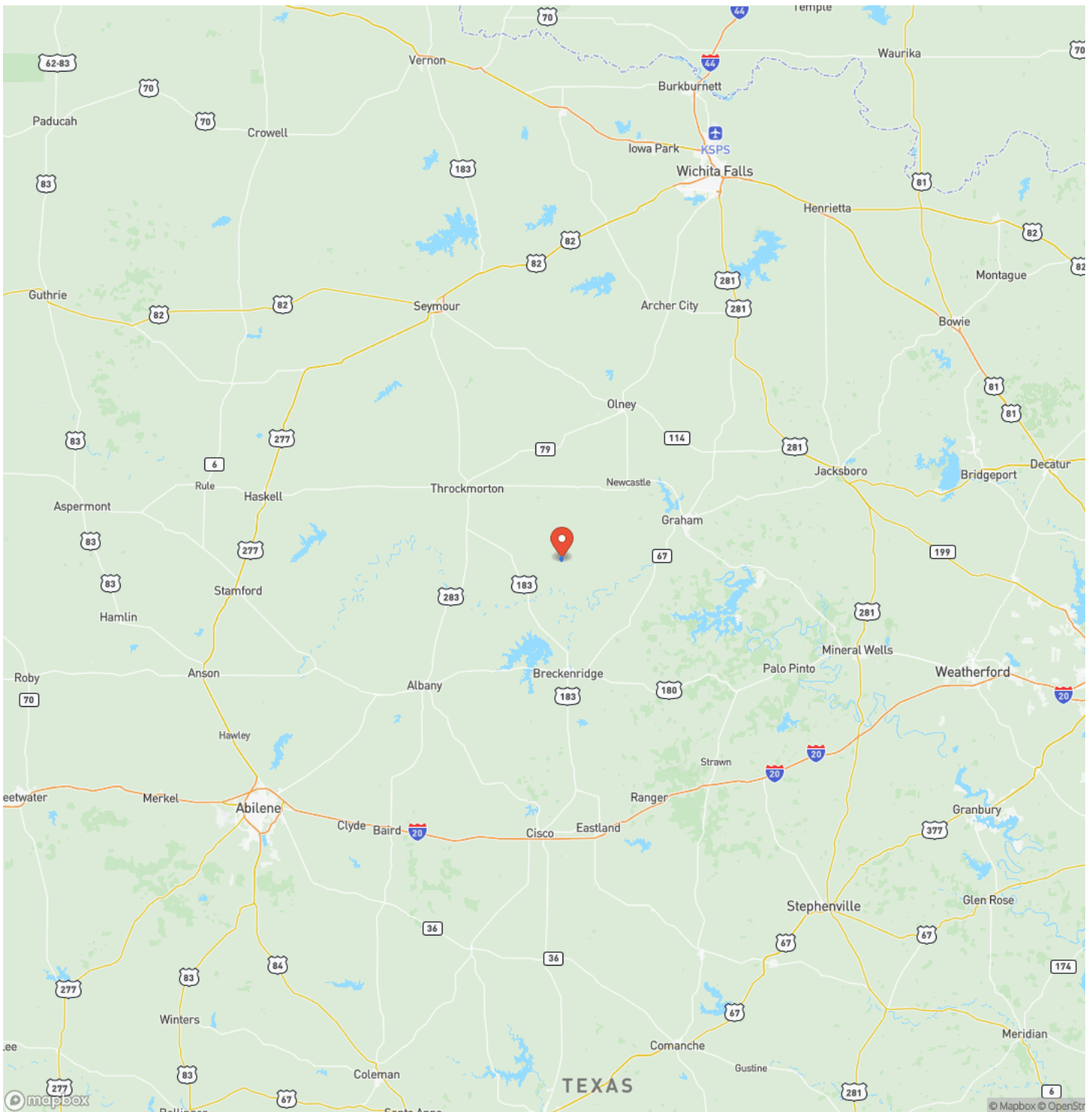
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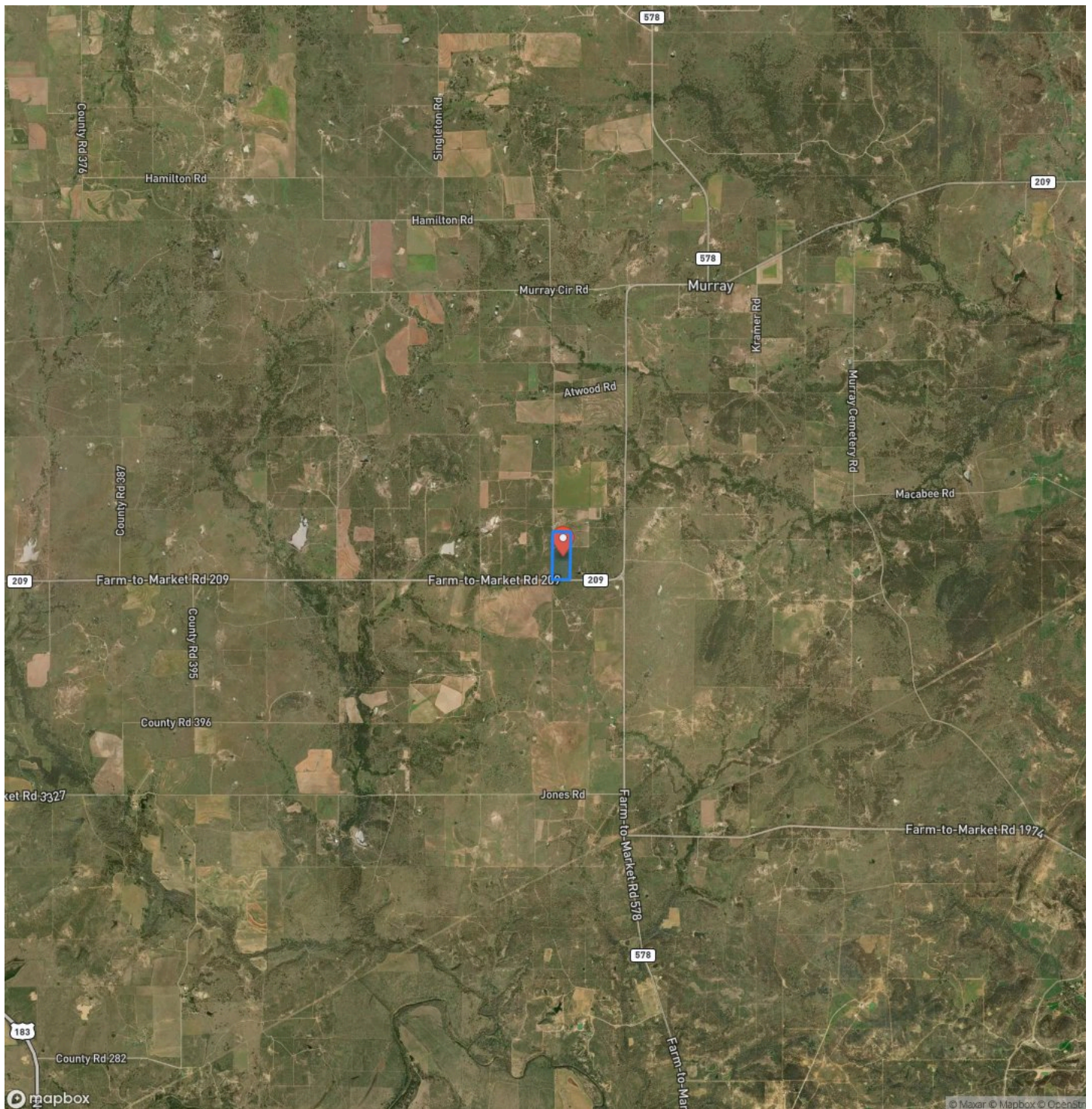
Locator Map



Locator Map



Satellite Map



Tyra West Ranch
Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

Throckmorton, TX 76483

NOTES

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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