

Foreman Ranch
3101 FM 1974
Breckenridge, TX 76424

\$1,175,000
186.120± Acres
Young County



Foreman Ranch
Breckenridge, TX / Young County

SUMMARY

Address

3101 FM 1974

City, State Zip

Breckenridge, TX 76424

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property, Residential Property

Latitude / Longitude

32.9746 / -98.8763

Taxes (Annually)

913

Dwelling Square Feet

1300

Bedrooms / Bathrooms

3 / 2

Acreage

186.120

Price

\$1,175,000

Property Website

<https://cfrland.com/detail/foreman-ranch-young-texas/90648/>



PROPERTY DESCRIPTION

Foreman Ranch is 186.12 acres of classic North Texas land just 20 miles southwest of Graham, Texas. With convenient paved frontage along FM 1974, the property offers easy year-round access while maintaining the quiet seclusion that makes this part of Young County so appealing.

Its rolling elevation and scenic variety define the landscape of Foreman Ranch. Higher ground on the north and south portions provides expansive views of the surrounding countryside. At the same time, a broad, mesquite-filled valley runs through the center, creating a unique visual character and excellent wildlife habitat. The mix of native mesquite, scattered hardwoods, and open grassland provides a natural balance for hunting, grazing, and recreation.

One large and two smaller ponds offering reliable surface water for livestock and wildlife are scattered across the property. Well-equipped for comfort and use, with utilities already on-site. Two container cabins provide practical accommodations for weekend stays or hunting trips. A 1,300-square-foot unfinished barndominium presents the opportunity to complete a permanent residence or lodge to your own style and needs.

Foreman Ranch embodies the rugged beauty and versatility that define this region. Whether you're looking for a productive cattle property, a private hunting retreat, or a place to build a future home in the country, this ranch delivers the ideal combination of location, scenery, and utility.

-- IMPROVEMENTS --

- Utilities ~ Water meter and electric meter on site
- Cabins ~ 4 bunk hunting cabin, 40 ft container
- Home ~ 1300 sq/ft unfinished barndominium
- Other Improvements ~ 20 ft x25 ft implement cover, 4 hunting blinds and 8 feeders
- Pens ~ Set of portable working pens is available
- Road System ~ Rock and ATV roads throughout, good road system
- Fencing ~ Adequate for cattle grazing, new fence in places

-- WATER, COVER & TERRAIN --

- Surface Water ~ 3 ponds and a seasonal creek
- Water ~ Sparse underground water in the area
- Tree Cover ~ 95% wooded with a few small food plots; hardwoods, mesquite, cedar, elm, hackberry
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Various, mostly sandy and gravelly loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ Unknown, has not been proven
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ No minerals owned
- O&G Production ~ No current production on the ranch
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease on the ranch, wind lease in the area

-- ACCESS & DISTANCES --

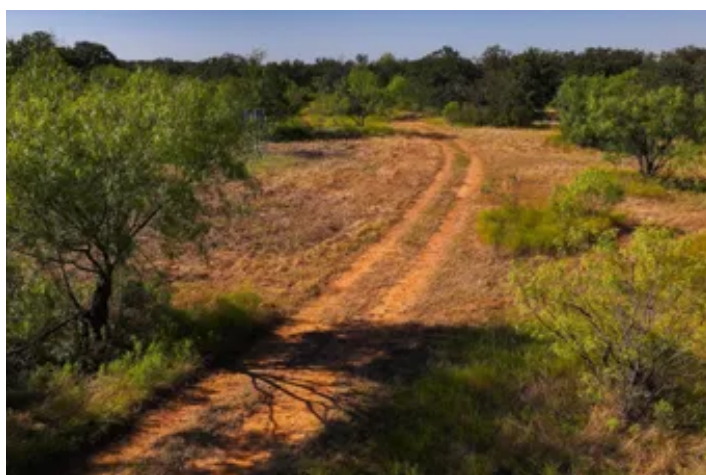
- Road Frontage ~ FM 1974 - 3,000 ft
- Nearby Towns ~ 20 mi SW of Graham, Texas
- Major Cities ~ 75 mi SW of Wichita Falls, 105 mi NW of Fort Worth
- Airports ~ 22 mi SW of Graham Municipal, 75 mi SW of Wichita Falls Regional

AGENT COMMENTS: Foreman Ranch is a turnkey hunting property with numerous improvements, including food plots, cleared ponds, and ample wildlife habitat. With utilities on site and an unfinished barndo, it is ready for its new owners to make it their own.

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



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a single 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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