

**Starview Pasture**  
303 Matilda Jane Lane  
Graham, TX 76450

**\$445,000**  
15± Acres  
Young County



**Starview Pasture**  
**Graham, TX / Young County**

---

**SUMMARY**

**Address**

303 Matilda Jane Lane

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

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

**Latitude / Longitude**

33.215231 / -98.575755

**Taxes (Annually)**

3305

**Dwelling Square Feet**

2138

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

15

**Price**

\$445,000

**Property Website**

<https://cfrland.com/detail/starview-pasture-young-texas/70272/>



### **PROPERTY DESCRIPTION**

Starview Pasture is located on Matilda Jane Lane, just seven miles north of Graham, Texas. Most of the 15 acres are open grazing land, roughly four acres being mesquite tree cover. A lovely, up-to-date, modern farmhouse sits on the north side of the property. Per the Young County Appraisal District, the house spans 2,138 square feet and has three bedrooms and two and a half bathrooms. As you walk in, you are greeted by vaulted ceilings and an open floor plan, with the wood-burning fireplace being the house's focal point. The primary bedroom is located downstairs, with two bedrooms and a roomy loft upstairs. This house is designed for peace and comfort with its inviting open living, kitchen area, and serene surroundings.

This property offers the perfect blend of serenity and natural beauty. The pond, surrounded by lush pastures, creates a tranquil atmosphere, making it an ideal setting for relaxation and outdoor activities. The charming house provides a comfortable living space in a country setting yet still close to town. With ample space for gardening, outdoor recreation, or even livestock, this is the perfect retreat for those seeking privacy, comfort, and a connection to nature.

### **-- IMPROVEMENTS --**

- House ~ 2,138 sqft ranch style home, two stories
- Rooms ~ 3bed/2.5bath, loft/office
- Primary Suite ~ First floor with clawfoot tub and separate shower in the attached bath
- Utilities ~ Fort Belknap Water and Electric
- Fencing ~ Perimeter fencing is in good shape
- Road System ~ Gravel main entry

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ 1 pond, drought resistant, thought to be spring-fed
- Water ~ Good underground water in the area
- Tree Cover ~ Mostly open pasture; some mesquite cover
- Native Grasses ~ 100% native grasses
- Grazing ~ Not currently grazed, does have AG exemption
- Soils ~ Truce Fine Sandy Loam

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Fishing ~ Catfish and perch
- Land ~ Open rolling terrain
- Native Grasses ~ Thick grasses, great for livestock

### **-- MINERALS & WIND --**

- Mineral Rights ~ No owned minerals
- O&G Production ~ No current production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease



**-- ACCESS & DISTANCES --**

- Road Frontage ~ Matilda Jane Lane - 480 ft
- Piped Entrance ~ One entrance on the north side
- Nearby Towns ~ 7 mi N of Graham, Texas
- Major Cities ~ 95 mi NW of Fort Worth; 125 mi NW of Dallas
- Airports ~ 10 mi N of Graham Municipal, 50 mi S of Wichita Falls Regional, 90 mi W of DFW International

AGENT COMMENTS: Starview Pasture is a beautiful homestead that has been meticulously maintained by the owners. This property is set up to be a fantastic family horse ranch.

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

---

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers, the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



Starview Pasture  
Graham, TX / Young County



## Starview Pasture

### Graham, TX / Young County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Heath Kramer

## Mobile

(940) 456-0575

## Office

(940) 549-7700

## Email

Heath@cfrland.com

### Address

801 Elm Street

## City / State / Zip

## NOTES

[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**Campbell Farm & Ranch**  
801 Elm Street  
Graham, TX 76450  
(940) 549-7700  
CFRLand.com

---

