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

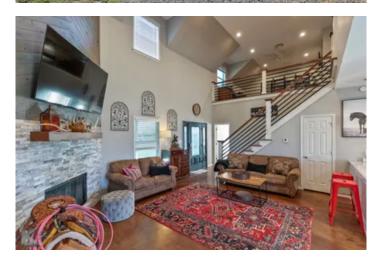
\$445,000

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

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Starview Pasture Graham, TX / Young County













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LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

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