

Oak Hollow
Graham, TX 76450

\$286,000
44 +/- acres
Young County



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Graham, TX / Young County

SUMMARY

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.0533 / -98.6435

Acreage

44

Price

\$286,000



PROPERTY DESCRIPTION

Oak Hollow consists of 44 acres of heavily wooded country that sits just five miles southwest of Graham, Texas. The ranch has mature cover with large post oak and mesquite flats, as well as ample grass and browse to provide food for wildlife in the area. There is one small pond on the eastern edge of the property, but has a seasonal creek traversing the middle offering larger surface water potential. The heavy woods and seasonal surface water create a dynamic habitat for wildlife and great cover for whitetail deer and feral hogs. The mature oaks and mesquite give Oak Hollow a very secluded feeling and offer fantastic build sites, that although will not have much elevation, can be completely hidden from view. One would be hard pressed to find a cleaner 44 acres with the potential that Oak Hollow provides.

Agents Comments: Oak Hollow is a clean ranch that has all the infrastructure available to be customized for one's preference. The acreage is small enough to be affordable, but large enough to still be able to hunt and enjoy recreational activities while getting out of the city. The woods on this property are special, with some of the largest mesquite trees that I have seen in the area.

- WATER FEATURES -

- 1 pond-.1-acre
- 1 seasonal waterway
- Fort Belknap Water Available

- TERRAIN -

- 10+/- ft of elevation
- Native grasses and heavy cover
- Large Post Oak trees
- Thick, mature mesquites

- COVER -

- *Tree Cover*--100% Heavily wooded; Mostly mesquite, post oak, live oaks, elm, hackberry
- *Underbrush*--Heavy; Lotebush, bumelia, skunkbush, prickly pear, turkey pear
- *Native Grasses*--Thick; Not currently leaseds

- WILDLIFE -

- Excellent mourning & white wing dove area

- White-tail deer, Rio Grande turkey, duck
- Hog, bobcats, & varmints

- MINERALS -

- No active wells
- Inactive gas compressor station on eastern boundary
- Surface estate only; No minerals owned

- ACCESS -

- Private Road (Gibson Lane) 1,700 foot

- DISTANCES -

- 5 miles southwest of Graham (Airport w/ Fuel)
- 25 miles north of Breckenridge
- 40 miles west of Mineral Wells
- 55 miles west of Weatherford
- 60 miles south of Wichita Falls
- 85 miles west of Fort Worth

Listing Agent: Heath Kramer (940)-456-0575

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Locator Maps



Aerial Maps



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

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