

118.08 ac on Red Top Road
Graham, TX 76450

\$649,440
118.080 +/- acres
Young County



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Graham, TX / Young County**

SUMMARY

City, State Zip

Graham, TX 76450

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

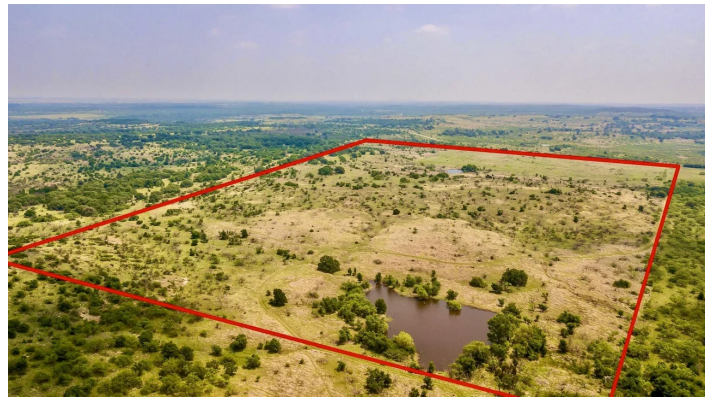
33.1491 / -98.5739

Acreage

118.080

Price

\$649,440



PROPERTY DESCRIPTION

Red Top 118.08 acres is a raw tract of ranching land with highly-desirable recreational characteristics. With 80 feet of elevation, culminating with a fantastic build site in the center of the property. The property is sparse to heavily wooded with mesquite and hardwood trees. The heavily wooded habitat makes it desirable for recreational hunters. There are two surface ponds on the property, with the larger pond being around 1 acre. Both ponds seem to hold water well in a drought. Electricity is available on the ranch, and there is a water meter in place. From 1977-to 1991, a 27-acre tract was used as a solid waste disposal site. This site was well capped and covered in soil.

Agents Comments: Due to Brushy Creek running through the entirety of the property and creating massive hardwood coverage, this ranch feels like a much larger piece of land. This feeling, coupled with being very secluded and having large neighbors on three sides, makes Brushy Creek Hideaway a fantastic hunting property.

WATER FEATURES & TERRAIN

- - Dramatic elevation with unparalleled views
- - Wooded with mesquite, hardwoods, and wet weather trees
- - Great area for underground water
- - Fort Belknap water meter on site

COVER & WILDLIFE

- - *Tree Cover*--80% wooded; Live Oak, Post Oak, Elm, Hackberry, Mesquite, and Cottonwood
- - *Underbrush*--Heavy; Lotebush, Bumelia, Skunkbush, Prickly Pear, Turkey Pear
- - *Native Grasses*--Thick; not currently being grazed
- - *Cultivation*--40-acre field, not currently planted
- - *Wildlife*--Excellent Mourning & White-Wing Dove, White-Tail Deer, Rio-Grande Turkey, duck & hog

MINERALS & WIND

- - No production or oilfield traffic
- - Minerals unknown
- - No known wind leases in the immediate area
- - All owned wind rights convey

ACCESS & DISTANCES

- - Red Top Road, the gate on the east boundary
- - 2 miles north of Graham
- - 24 miles west of Jacksboro
- - 38 miles northwest of Mineral Wells
- - 53 miles south of Wichita Falls
- - 89 miles northwest of Fort Worth

Listing Agent: Heath Kramer (940) 456-0575

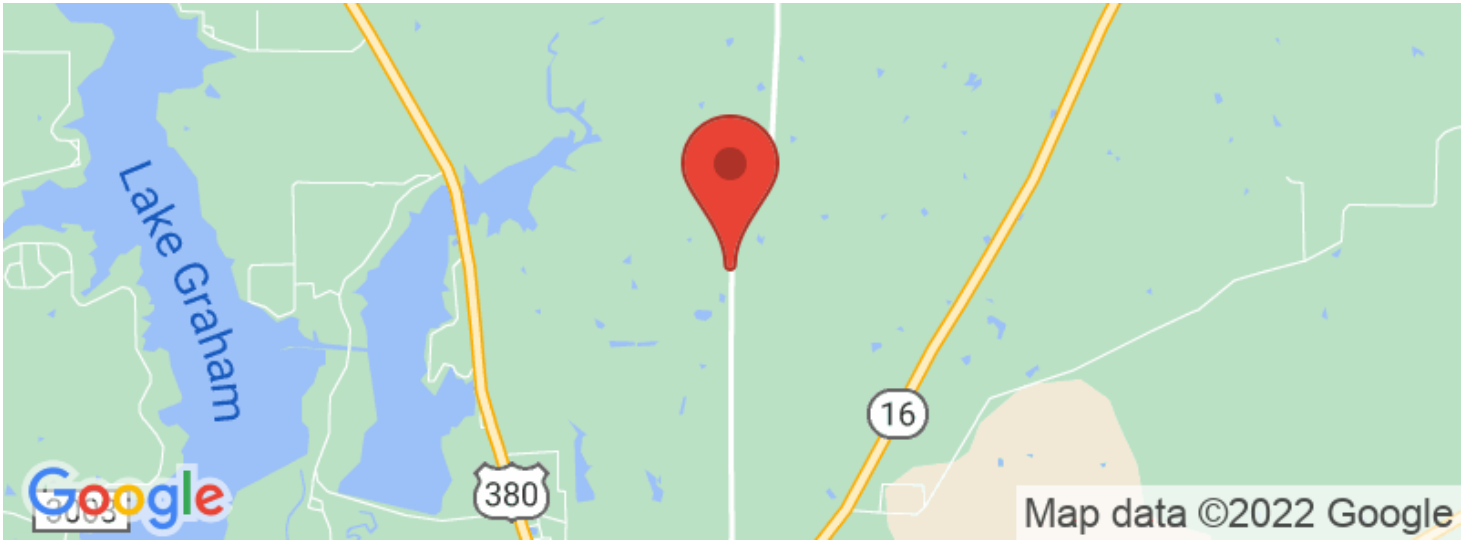
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Locator Maps



118.08 ac on Red Top Road
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Graham, TX 76450

NOTES

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