

JL Ranch
1551 Lower Tonk Valley Road
Graham, TX 76450

\$1,750,000
155± Acres
Young County



MORE INFO ONLINE:

CFRLand.com

JL Ranch
Graham, TX / Young County

SUMMARY

Address

1551 Lower Tonk Valley Road

City, State Zip

Graham, TX 76450

County

Young County

Type

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

Latitude / Longitude

33.0431 / -98.6148

Taxes (Annually)

9320

Dwelling Square Feet

6604

Bedrooms / Bathrooms

4 / 4.5

Acreage

155

Price

\$1,750,000

Property Website

<https://cfrland.com/detail/jl-ranch-young-texas/56175/>



PROPERTY DESCRIPTION

Nestled along the fertile banks of the Brazos River Valley lies the JL Ranch. Passed down through a generation, this expansive property has been lovingly maintained since the early 1990s. Sprawling over rolling grasslands, the ranch boasts magnificent live oak trees, with the main house perched atop the highest point in the southwest corner. Functioning as a cattle ranch, JL Ranch offers good cross-fencing and abundant surface water, including three ponds with excellent water runoff, the largest spanning one acre when full. However, the ranch's unique proximity to Brazos River Authority land also presents opportunities for recreation, such as hunting, fishing, and simply taking in the beauty of the Brazos River Valley. JL Ranch is a rare multi-use property that offers access to the Brazos River, making it an unparalleled find.

--IMPROVEMENTS--

Additionally, JL Ranch is further improved by a stunning country home overlooking 155+/- acres, including four spacious bedrooms with en-suite bathrooms, two living areas, a sizable kitchen with a breakfast area, an office, a dining room, a wet bar, ample closets, and built-ins, as well as plenty of storage space. A large game room with a bathroom, a tennis court, a barn with four stalls, a breaking barn, a training pen, and cattle pens round out the exceptional offerings of this property.

-- MAIN HOUSE --

- 5284 sq/ft constructed in 1982
- 4bdrm/4bath, all en suite bathrooms
- Large kitchen with attached dining
- Two Large living areas, one with a wet bar
- office connected to the primary suite
- 1320 sq/ft "game room" detached from main house

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds, the largest being one acre when full
- Water ~ Fort Belknap Water Supply Co. water meter
- Tree Cover ~ Huge live oak, scattered mesquite
- Underbrush ~ Very light
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased
- Soils ~ Winter's Loam, Deandale Loam, Callahan Loam, Throck Silty Clay Loam, and Lindy Silt Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light with generally good-sized neighbors
- Land ~ Open pastureland with very productive soil profiles
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral interest unknown
- O&G Production ~ No production



- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ Upper Tonk Valley Road, 0.4 miles of County Road Frontage
- Piped Entrance ~ Steel gate
- Nearby Towns ~ 4.75 miles south from Graham, Texas city limits
- Major Cities ~ 40 mi NW of Mineral Wells, 90 mi WNW of Fort Worth
- Airports ~ 10 mi W of Graham Municipal, 65 mi SW of Wichita Falls Regional

AGENT COMMENTS: JL Ranch stands out as a unique property because of access to the BRA land. It is an ideal property for someone looking for country living with land that is fertile and sustainable to live off of.

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.





JL Ranch
Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

Heath@cfreland.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.

MORE INFO ONLINE:

CFRLand.com

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.



CFRLand.com

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

