

Flint Valley Ranch
3090 US HWY 16 North
Graham, TX 76450

\$595,000
17.500± Acres
Young County



CAMPBELL
FARM & RANCH

Flint Valley Ranch
Graham, TX / Young County

SUMMARY

Address

3090 US HWY 16 North

City, State Zip

Graham, TX 76450

County

Young County

Type

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

Latitude / Longitude

33.191343 / -98.515684

Taxes (Annually)

2863

Dwelling Square Feet

2560

Bedrooms / Bathrooms

4 / 3

Acreage

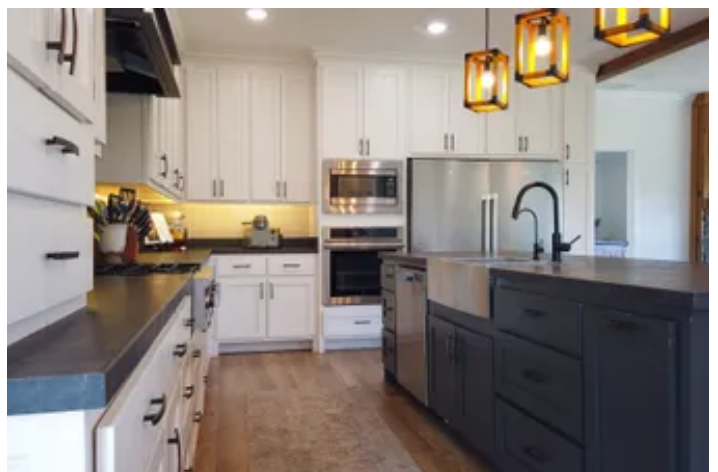
17.500

Price

\$595,000

Property Website

<https://cfrland.com/detail/flint-valley-ranch-young-texas/88592/>



PROPERTY DESCRIPTION

Flint Valley Ranch offers 17.5 acres of scenic land in eastern Young County, just 5.5 miles north of Graham, Texas. This ranch features a mix of native mesquite, mature oak trees, and thick underbrush, creating both privacy and excellent wildlife habitat.

At the heart of the ranch is a modern 2,560-square-foot home, designed with family living in mind. The open layout features a spacious living room, a thoughtfully designed kitchen with updated appliances, and a dining area that offers direct access to the backyard. With four bedrooms, including a private primary suite and a laundry room complete with a built-in sink, the home combines comfort and functionality. A private water well services the house, with co-op water also available along Highway 16.

Adjacent to the home is a brand-new 720-square-foot shop, perfect for storing equipment, tools, or recreational gear.

Flint Valley Ranch also boasts one pond that is a quarter acre when full. Mature oak trees are scattered throughout the property and surround the house on the west side, along with the thick mesquite. They provide prime cover for wildlife, including whitetail deer, turkey, feral hogs, and small game.

Flint Valley Ranch is a rare opportunity to own a well-rounded property close to town, offering modern living, outdoor recreation, and quiet country charm.

-- IMPROVEMENTS --

- Utilities ~ Utilities available on White Road
- Main House ~ 2,560 sqft, 4bed/3bath, open concept with private primary suite
- Shop ~ 720 sqft metal shop with access to utilities
- Road System ~ Rock entrance with dirt road through the property
- Fencing ~ Adequate for cattle grazing

-- WATER, COVER & TERRAIN --

- Surface Water ~ One .25 acre pond
- Water ~ Private water well, Fort Belknap Water Supply Company available
- Tree Cover ~ 75% wooded; mature hardwoods and mesquite cover
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Leeroy Clay and Fine Sandy Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ The pond is not stocked with fish
- Land ~ Flat with mature mesquite and oak cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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

-- ACCESS & DISTANCES --

- Road Frontage ~ HWY 16 North - 835 ft
- Piped Entrance ~ Gated entrance on HWY
- Nearby Towns ~ 5.5 mi north of Graham, Texas
- Major Cities ~ 50 mi S of Wichita Falls, 100 mi NW of Fort Worth
- Airports ~ 5.5 mi N of Graham Municipal, 55 mi S of Wichita Falls Regional

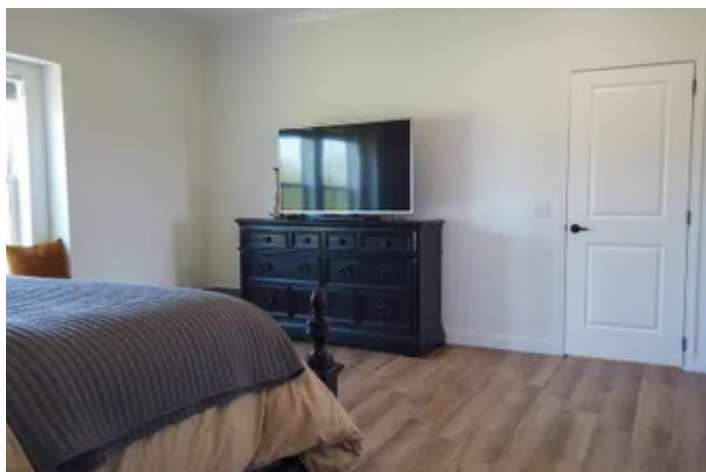
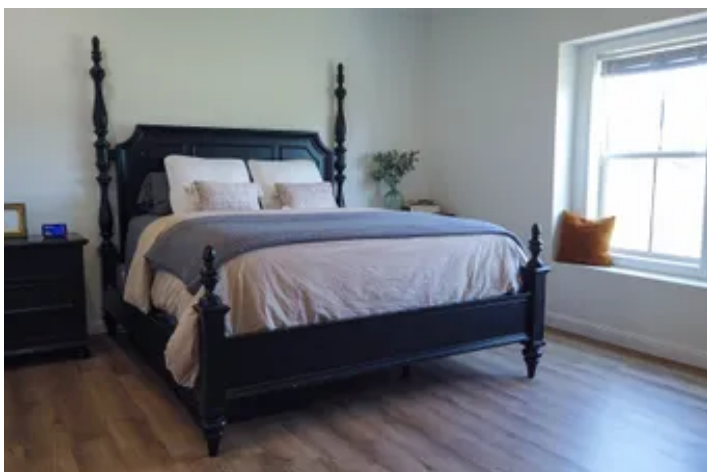
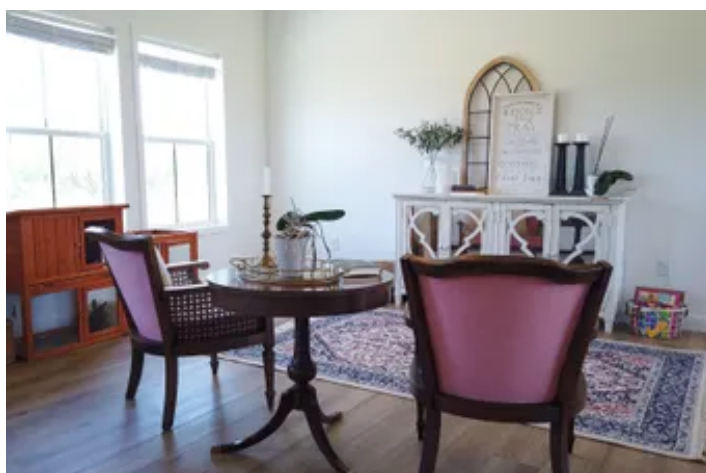
AGENT COMMENTS: Flint Valley Ranch is a beautiful 17.5-acre ranch or homestead. In today's market, finding a ranch this size with proximity to a large town is tough. Being a turnkey property, this ranch is perfectly set up to raise kids and livestock.

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.



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LISTING REPRESENTATIVE

For more information contact:



Representative

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801 Elm Street

City / State / Zip

NOTES

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.

DISCLAIMERS

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