

Upper Tonk Retreat
Graham, TX 76450

\$619,650
72.900± Acres
Young County



Upper Tonk Retreat Graham, TX / Young County

SUMMARY

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.0511 / -98.6433

Acreage

72.900

Price

\$619,650

Property Website

<https://cfrland.com/detail/upper-tonk-retreat-young-texas/29854/>



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PROPERTY DESCRIPTION

Upper Tonk Retreat is a 72.9-acre ranch lying only 5 miles southwest of historic Graham, TX. Over the years, the owners have taken great care of the property; one would be hard-pressed to find a cleaner ranch in the area. Two new ponds have been dug, which should fill up during the next rain. The wildlife habitat consists of enormous post oaks, scattered live oak mottes, and mature bull mesquite trees. With a centrally located cultivated field and 1,300 feet of the South Tonk Branch Creek, this ranch can provide for and hold large amounts of wildlife for its size. Upper Tonk Retreat has private build sites, and with the nicely groomed south side, one could have a fantastic yard with picturesque large oak trees. This multi-use ranch can run cattle and support a variety of recreational activities.

Agents Comments: This is an immaculate ranch, with the only "junk" being two old oil and gas tanks, one of which is now used as a storage facility for ranch equipment.

-- WATER FEATURES & TERRAIN --

- 50ft of Rolling elevation-South to North
- 1300 ft of South Tonk Branch Creek
- 1/3 Acre pond-Centrally located, with one small pond
- Underground water potential, a buyer should research water wells in the area
- Fort Belknap water meter in place

-- IMPROVEMENTS --

- 40X60 metal RV cover
- Fenced for cattle; Old set of cattle pens

-- COVER & WILDLIFE --

- *Tree Cover*--70% wooded; Live Oak, Post Oak, Mesquite
- *Underbrush*--Heavy; Lotebush, Prickly Pear, Turkey Pear
- *Native Grasses*--Currently being grazed
- *Cultivation*--18-acre cultivated field
- *Wildlife*--Mourning & White-Wing Dove, White-Tail Deer, Rio-Grande Turkey, duck & hog
- *Hunting*- The owner hunts the property

-- MINERALS & WIND --

- No production or oilfield traffic
- Minerals unknown
- No known wind leases in the immediate area

- All owned wind rights convey

-- ACCESS & DISTANCES --

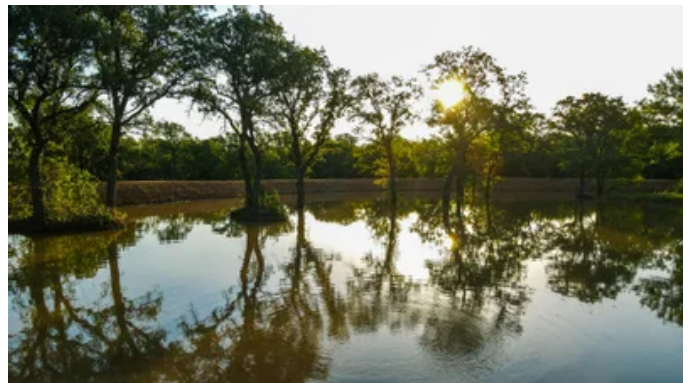
- Gibson Lane (Private Road) via Upper Tonk Valley Road
- 5 miles southwest of Graham
- 30 miles north of Breckenridge
- 45 miles northwest of Mineral Wells
- 55 miles south of Wichita Falls
- 95 miles northwest of Fort Worth

Listing Agent: Heath Kramer ([940\) 456-0575](tel:9404560575)

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Upper Tonk Retreat
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Locator Maps



Aerial Maps



Upper Tonk Retreat
Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

Graham, TX 76450

NOTES

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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