

Riverbend Ranch
TBD FM 1287
Graham, TX 76450

\$450,000
11.080± Acres
Young County



Riverbend Ranch
Graham, TX / Young County

SUMMARY

Address

TBD FM 1287

City, State Zip

Graham, TX 76450

County

Young County

Type

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

Latitude / Longitude

33.051828 / -98.583641

Taxes (Annually)

909

Dwelling Square Feet

3159

Bedrooms / Bathrooms

4 / 2.5

Acreage

11.080

Price

\$450,000

Property Website

<https://cfrland.com/detail/riverbend-ranch-young-texas/81555/>



PROPERTY DESCRIPTION

Discover the perfect blend of rustic charm and natural beauty on this serene 11.08-acre property along the Brazos River in Graham, Texas. Nestled among majestic, mature oak trees and featuring a lavender garden, this peaceful homestead offers the space and setting ideal for families or those seeking a quiet country lifestyle. Over the past several years, owners have taken immaculate care of the landscape, characterized by towering oak trees providing shade to the lush grasses. A garden and lavender field sit in front of the house and are easy to maintain with the water well and ample sunlight, and the rich soil could support a vast garden if desired.

Built in 1980, the log cabin home is the property's potential focal point. Currently, the interior is ripped down to the studs and offers a blank canvas for someone to recreate their dream riverfront home. The house spans 3,159 square feet, and the layout is four bedrooms with two and a half bathrooms. It is an open floor plan downstairs with three bedrooms upstairs, a bonus room, and a 672 square foot, two-car garage with a basement/storm shelter.

Imagine stepping outside to enjoy wide open skies, riverfront views, and the tranquility of your private retreat just a short drive from town. This rare waterfront property invites you to create the homestead you've always dreamed of.

-- IMPROVEMENTS --

- 3,159 sqft, 4 beds/2.5 bath home, needs remodeling, built in 1980, down to the studs
- Utilities ~ Electricity on site, water well, and Fort Belknap Water Meter
- Road System ~ All dirt ATV roads/trails
- Fencing ~ Good fencing, no fencing on the river boundary

-- WATER, COVER & TERRAIN --

- Surface Water ~ 300 feet of Brazos River frontage
- Water ~ Great underground water in the area
- Tree Cover ~ Mature elm and oak tree cover
- Underbrush ~ Thick underbrush
- Native Grasses ~ Mostly native grass, lavender garden
- Ag Exemption ~ Wildlife exemption from honey bees
- Soils ~ Decordova Loamy Fine Sand, Padgett Clay

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ Great fishing on the Brazos River
- Land ~ Well-kept property, great for outdoor activities
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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

-- ACCESS & DISTANCES --

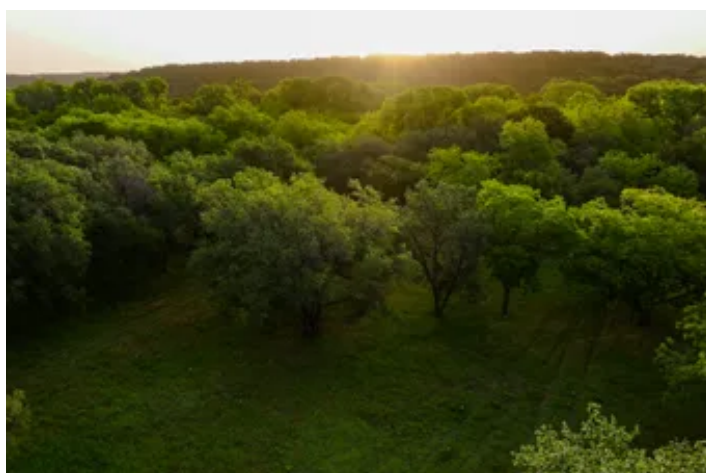
- Road Frontage ~ 360 ft of paved FM 1287 frontage
- Piped Entrance ~ Gated entrance on FM 1287
- Nearby Towns ~ 1.5 mi south of Graham, Texas
- Major Cities ~ 60 mi S of Wichita Falls, 90 mi NW of Fort Worth
- Airports ~ 10 mi SW of Graham Municipal, 60 mi S of Wichita Falls Regional

AGENT COMMENTS: Riverbend Ranch is a fantastic homestead and, due to its location, makes a great family property. It has the feel of the country but is a short drive from the amenities of Graham, Texas. Enjoy hunting, fishing, or just lounging around on the banks of the Brazos River.

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



Riverbend Ranch
Graham, TX / Young County



Riverbend Ranch
Graham, TX / Young County

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

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.

DISCLAIMERS

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.



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

