

Komo on the Creek
TBD Komo Road
Eliasville, TX 76450

\$525,875
195.130 +/- acres
Young County



Komo on the Creek Eliasville, TX / Young County

SUMMARY

Address

TBD Komo Road

City, State Zip

Eliasville, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.0277 / -98.7521

Acreage

195.130

Price

\$525,875

Property Website

<https://cfrland.com/detail/komo-on-the-creek-young-texas/11149/>



PROPERTY DESCRIPTION

Komo on the Creek, located in the southern portion of Young County, lies in the heart of the Clear Fork of the Brazos Valley. The north boundary is an impressive part of Fish Creek before it dumps into the Clear Fork. This diverse 195-acre tract contains exceptional mature post oaks along the ridges and draws, as well as numerous large live-oak mottes. Komo on the Creek is completely wooded with a wide range of cover and browse creating a phenomenal habitat for all types of wildlife and recreational opportunities.

Komo on the Creek contains outstanding wildlife habitat coupled with stunning topography that leaves a lasting impression. The ranch has almost 100 feet of rolling to drastic elevation traveling from the south boundary towards Fish Creek, with some great views for build sites. This portion of Fish Creek is live water, and barring a drought will run or hold water year-round. This acreage has ample surface water with three ponds, and one being of recent construction. The rugged terrain also has two very large draws that provide the opportunity for much larger surface water (up to 5 acres). Komo on the Creek is a raw, rugged, recreational property sporting attributes that you will not find on any other ranch in this area.

-COVER-

- *Tree Cover*-Heavy to moderate; post oak, live oak, mesquite, elm, hackberry
- *Under Brush*-Skunkbush sumac, algerita, elbowbush, lotebush, ephedra, winged-elm, prickly pear, tasajillo
- *Native Grasses*-Currently leased for grazing

-WATER FEATURES-

- 2,630 ft of Fish Creek - LIVE WATER
- 3 tanks/ponds
- Multiple draws w/ big water potential
- Fort Belknap Water & Electricity available

-WILDLIFE-

- Deer, duck, and dove
- Turkey, hog, and quail
- Catfish, perch, and bass

- Ample wildlife
- Currently leased for hunting

-IMPROVEMENTS-

- Fenced on three sides-good shape
- Western Boundary-Not fenced
- ATV interior roads-good for side by side ATV's

-MINERALS-

- 3 oil and gas wells; 1 injection well
- O&G maintained roads
- Some minerals available

-ACCESS-

- Access from FM 3109
- 0.4 miles on Komo Road

-DISTANCES-

- 14 miles north of Breckenridge
- 18 miles southwest of Graham
- 58 miles northeast of Abilene
- 80 miles west of Weatherford
- 100 miles west of Fort Worth

Listing Agent: Heath Kramer (940) 456-0575

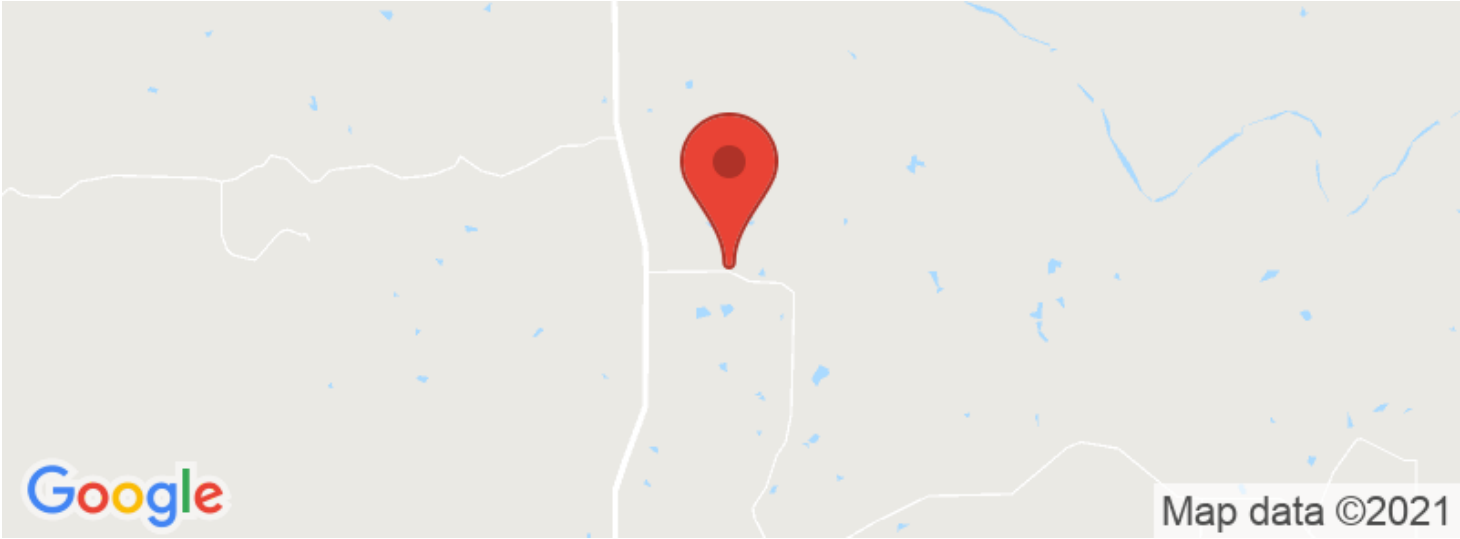
No Trespassing. Please contact a Campbell Farm and Ranch team member for a showing. Campbell Farm and Ranch welcomes all cooperating agents and brokers. Cooperating agents and brokers must make the first contact with the listing agent and be present at all showings to fully participate in the commission split. The information contained 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.



Komo on the Creek
Eliasville, TX / Young County



Locator Maps



Aerial Maps



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

[illegible]

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
