

Dove Meadows
TBD FM 2652
Graham, TX 76450

\$550,000
74.970± Acres
Young County



Dove Meadows
Graham, TX / Young County

SUMMARY

Address

TBD FM 2652

City, State Zip

Graham, TX 76450

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

33.291015 / -98.556762

Acreage

74.970

Price

\$550,000

Property Website

<https://cfrland.com/detail/dove-meadows-young-texas/53604/>



PROPERTY DESCRIPTION

Dove Meadows is a distinctive piece of land that can serve multiple purposes. Spanning 75 acres, the property comprises mesquite coverage that accounts for roughly half its total area, along with two open or cultivated fields separated by a seasonal waterway. This waterway is responsible for filling two ponds at the center of the property, presenting the opportunity to construct or expand a more extensive body of water.

Situated at the southeast corner of the property, a 15-acre field historically used for wheat and sunflower cultivation is perfect for dove hunting. The mesquite cover in the north serves as a roosting place for doves, while the ponds provide a suitable water source. Furthermore, the area has a significant whitetail deer population, and the absence of hunting pressure from the north creates a wildlife sanctuary.

The fields on the property are separated by cross-fencing, making cattle rotation effortless. Additionally, there are two entrances to the property, one on FM 2652 and the other on a county road, simplifying the operation of a cattle business.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Two small ponds
- Water ~ Fort Belknap Water Supply Co. available
- Tree Cover ~ 46% Heavily wooded, Mesquite, Hackberry, Elm
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Currently grazed by the owner, Ag exempt
- Soils ~ Kamay Silt Loam, Fine Sandy Loam, Silty Clay Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Low hunting pressure on all sides
- Land ~ Good wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral interest unknown
- O&G Production ~ One producing oil well
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved (2000') of FM 2652, Gravel (1700') Sam Hawkins Road
- Piped Entrance ~ Steel gate, two entrances
- Nearby Towns ~ 15 miles north of Graham, Texas, city limits

- Major Cities ~ 50 mi NW of Mineral Wells, 95 mi WNW of Fort Worth
- Airports ~ 15 mi N of Graham Municipal, 45 mi SW of Wichita Falls Regional

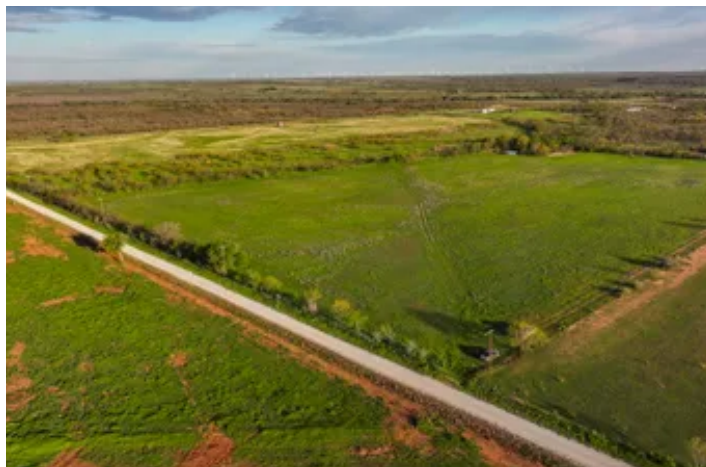
AGENT COMMENTS: Dove Meadows possesses investment potential and is a one-of-a-kind multi-use property. The entire west boundary has FM road access while the south boundary has county road access, making it easily feasible to subdivide the property.

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

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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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