

Rolling Oaks Ranch
TBD Carmack Road
Graham, TX 76450

\$2,495,000
576± Acres
Young County



Rolling Oaks Ranch
Graham, TX / Young County

SUMMARY

Address

TBD Carmack Road

City, State Zip

Graham, TX 76450

County

Young County

Type

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

Latitude / Longitude

33.122353 / -98.91127

Taxes (Annually)

\$880

Acreage

576

Price

\$2,495,000

Property Website

<https://cfrland.com/detail/rolling-oaks-ranch/young/texas/99577/>



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PROPERTY DESCRIPTION

Rolling Oaks Ranch encompasses 576 scenic acres in western Young County, Texas, offering a rare combination of productive land, recreational appeal, and exceptional build potential. Defined by gently rolling topography, the ranch features a prominent high point on the north side, ideal for a homesite overlooking the expansive landscape and capturing sweeping views of the surrounding countryside.

Rolling Oaks Ranch is a diverse blend of native grasses, mature mesquite cover, and scattered oak trees, giving the ranch both character and functionality. Multiple ponds are strategically positioned across the property, providing reliable water sources for wildlife and livestock. These ponds are supplemented by three seasonal creeks, which enhance both the ranch's ecological diversity and recreational value.

With predominantly sandy loam soils, Rolling Oaks Ranch is well-suited for grazing operations and agricultural practices. The property offers excellent wildlife habitat, making it equally appealing as a hunting destination or private recreational retreat.

Utilities are available and located conveniently along Carmack Road, adding to the ranch's development potential while preserving its peaceful, rural setting. Whether you're seeking a working cattle operation, a recreational getaway, or a future homesite with panoramic views, Rolling Oaks Ranch presents an outstanding opportunity in the heart of North Texas.

-- IMPROVEMENTS --

- Utilities ~ Water and electricity are available through Fort Belknap WSC and Fort Belknap Electric Co-op
- Road System ~ Rock and ATV roads throughout, good road system
- Fencing ~ Adequate for cattle grazing, could use some repairs
- Other Improvements ~ Set of cattle pens

-- WATER, COVER & TERRAIN --

- Surface Water ~ Four ponds, three seasonal waterways
- Water ~ No underground water in the area
- Tree Cover ~ 100% wooded; hardwoods, mesquite, cedar, elm, hackberry
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently under verbal grazing lease
- Soils ~ Fine Sandy Loam, Newcastle-Jolly Complex, Clay Loam are the predominant soils

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ Currently under hunting lease until June 1, 2026
- Fishing ~ Unknown, has not been proven
- Land ~ Rolling terrain, easily navigable, roads can get boggy after a rain
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral rights available, but unknown

- O&G Production ~ There is current O&G production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease on the ranch, wind lease surrounds the ranch

-- ACCESS & DISTANCES --

- Road Frontage ~ Carmack Road - 0.70 mi, FM 578 - 1.28 mi
- Nearby Towns ~ 23 mi W of Graham, Texas
- Major Cities ~ 75 mi S of Wichita Falls, 110 mi NW of Fort Worth
- Airports ~ 30 mi W of Graham Municipal, 75 mi S of Wichita Falls Regional

AGENT COMMENTS: Rolling Oaks Ranch is an exceptional, clean, multi-use property. Whitetail deer hunting in this area is about as good as it gets in Young County. Road frontage on FM 578 and Carmack Road adds to the development potential of this ranch. Ranches of this size are increasingly harder to find within Young County, and because of its usefulness, this one won't last long.

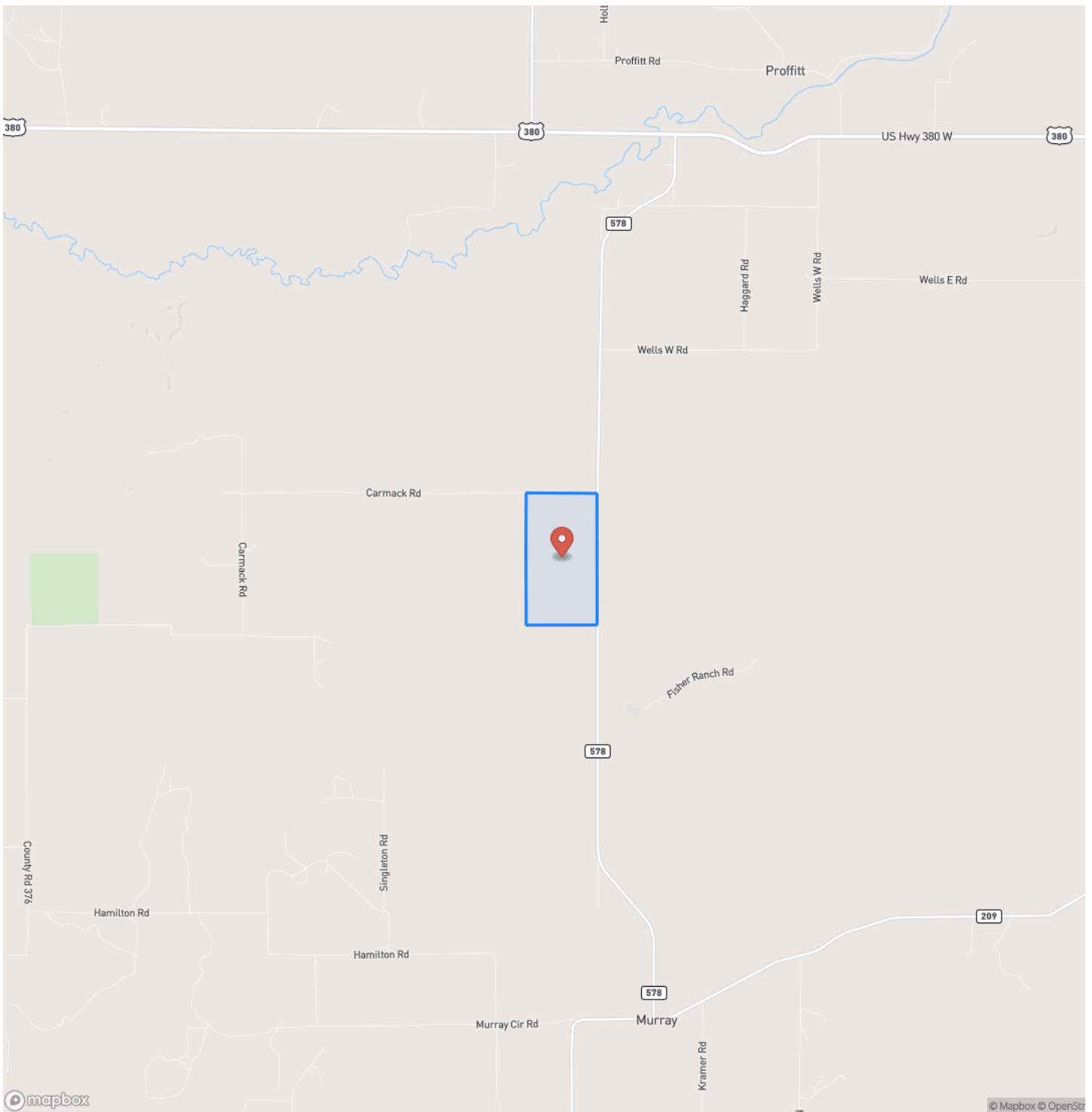
Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)



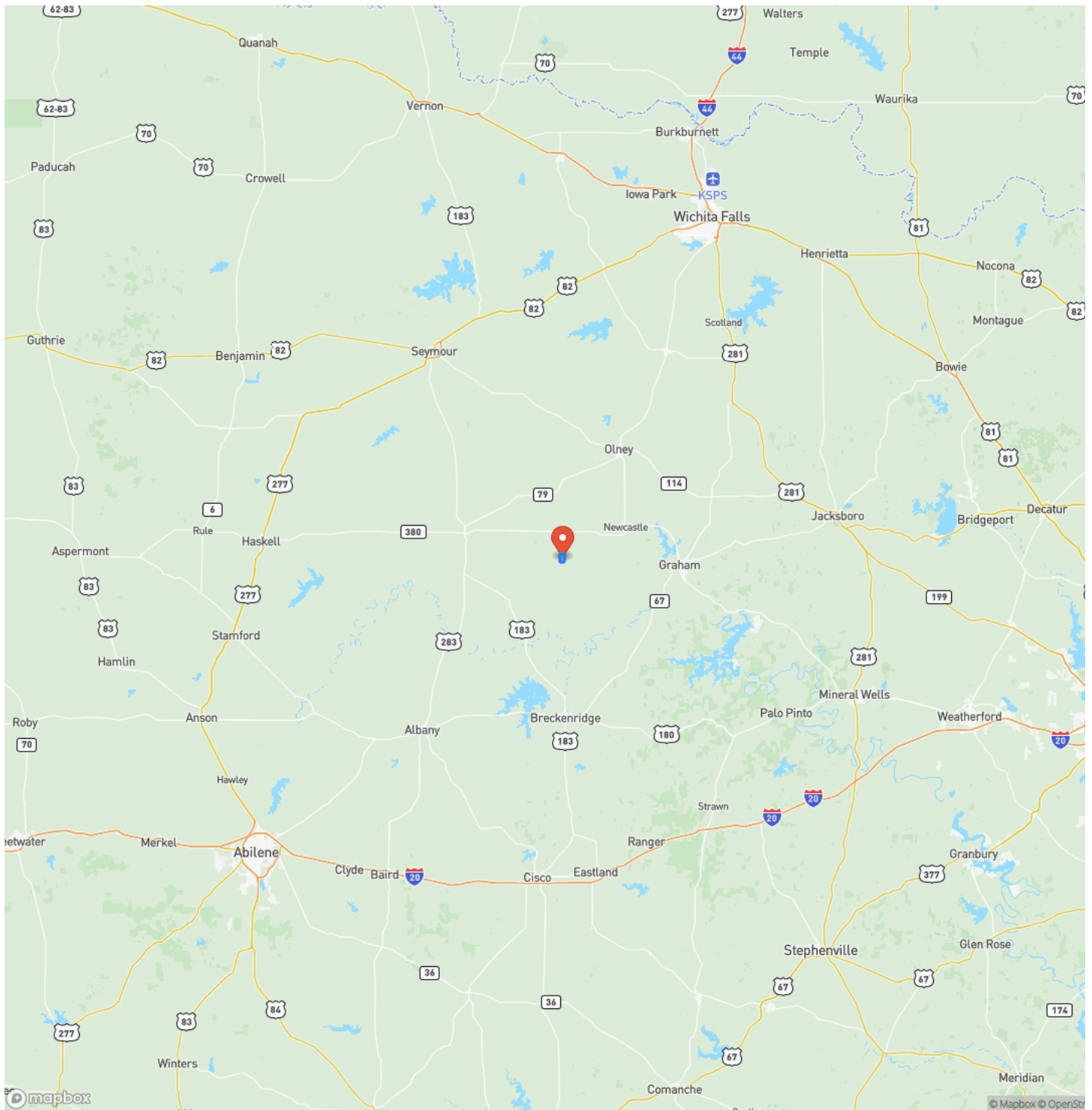
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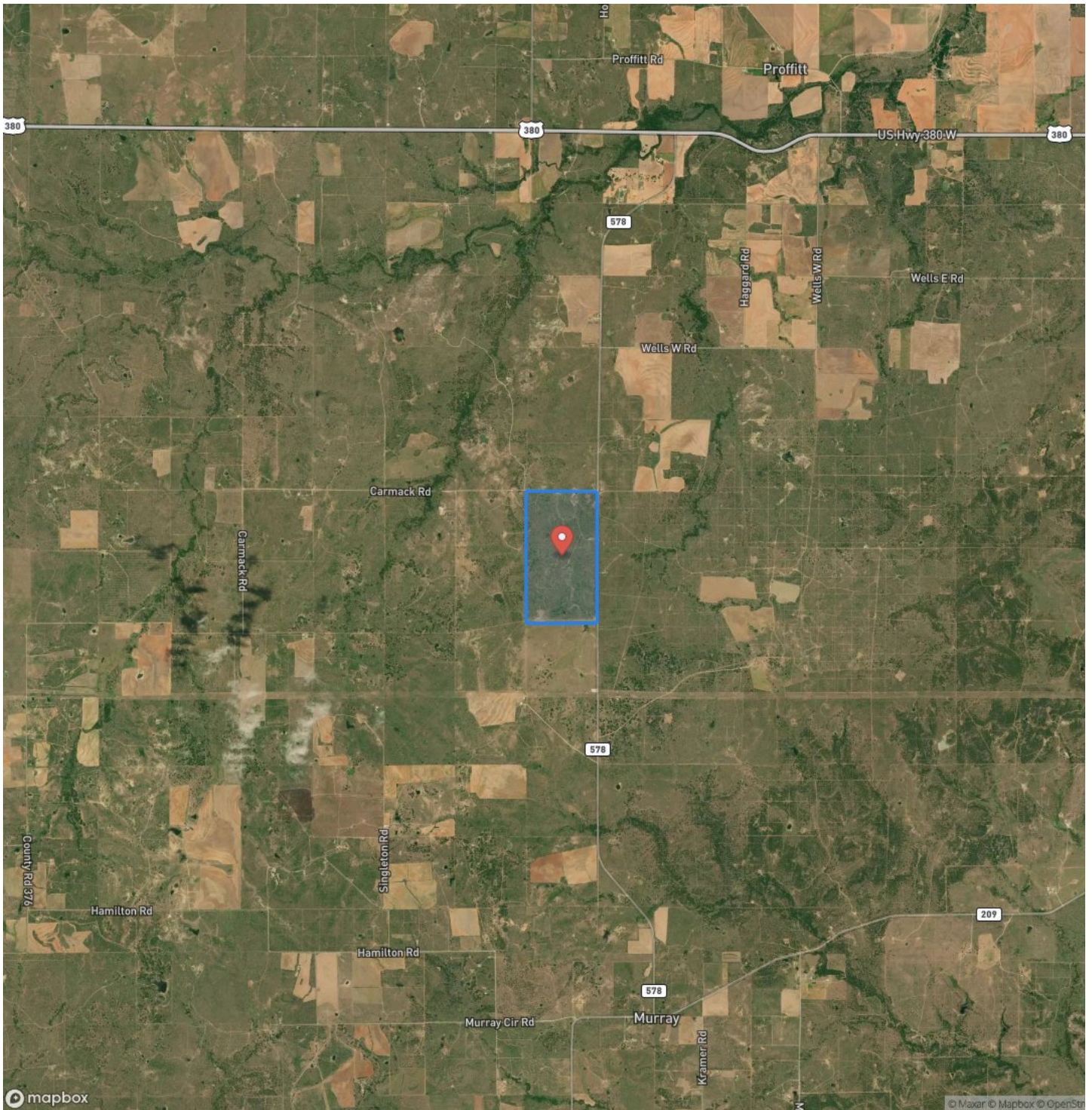
Locator Map



Locator Map



Satellite Map



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