

Rosser Ranchette
1368 Rosser Ranch Road
Graham, TX 76450

\$499,000
20± Acres
Young County



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Graham, TX / Young County

SUMMARY

Address

1368 Rosser Ranch Road

City, State Zip

Graham, TX 76450

County

Young County

Type

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

Latitude / Longitude

33.005012 / -98.631194

Dwelling Square Feet

1822

Bedrooms / Bathrooms

3 / 2

Acreage

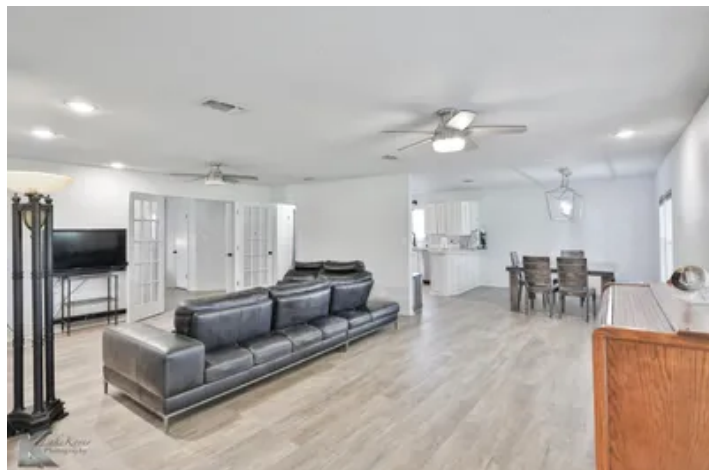
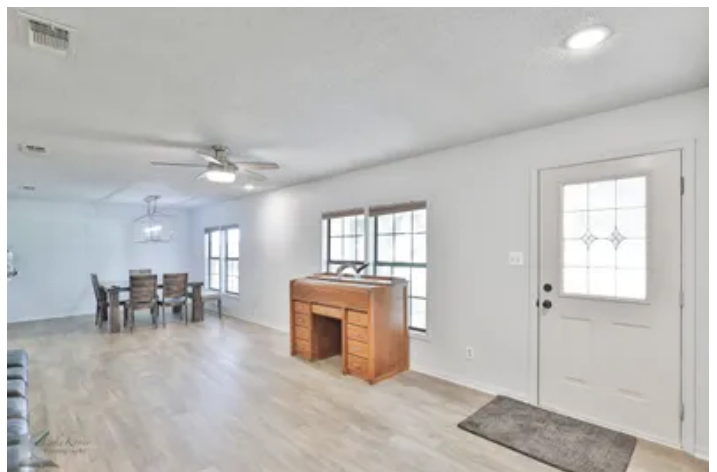
20

Price

\$499,000

Property Website

<https://cfrland.com/detail/rosser-ranchette-young-texas/75296/>



PROPERTY DESCRIPTION

This stunning 20-acre property beautifully combines natural beauty with a functional space. The charming 1,822-square-foot home, constructed with charming character, offers a cozy and inviting atmosphere. Surrounded by lush hardwood trees such as oak, cedar, mesquite, and elm, the property creates a serene and private environment. Additionally, a small pond enhances the peaceful setting, providing a perfect spot to relax and enjoy outdoor activities.

Alongside the house, the property features a sturdy barn that offers ample storage or space for livestock and a round pen ideal for training or exercising horses. The combination of mature trees, open spaces, and functional structures makes this property an excellent choice for anyone seeking a country retreat, hobby farm, or a tranquil place to enjoy nature in privacy.

Rosser Ranchette is conveniently located just 10 miles from Graham, Texas, which offers boutique shopping, fine dining, and various city amenities.

-- IMPROVEMENTS --

- House ~ 1822 sq/ft, 3bed/2bath, open living and dining
- Utilities ~ Fort Belknap Electric, rural water, septic for sewage
- Amenities ~ Tile counter tops, vinyl plank floors, brick exterior
- Road System ~ Gravel main entry, great ATV road system throughout

-- WATER, COVER & TERRAIN --

- Surface Water ~ One pond
- Water ~ Fort Belknap Water Supply Co. meter
- Tree Cover ~ 60% Heavily wooded, oak, mesquite, cedar, elm, hackberry
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased for grazing
- Soils ~ Bastrop Fine Sandy Loam, Set-Palopinto Complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light with larger neighbors on the east and south
- Land ~ Good wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

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

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved Rosser Ranch Road, gravel Racetrack Road
- Nearby Towns ~ 12 miles south of Graham, Texas city limits
- Major Cities ~ 50 mi NW of Mineral Wells, 100 mi WNW of Fort Worth
- Airports ~ 18 mi SW of Graham Municipal, 63 mi S of Wichita Falls Regional

AGENT COMMENTS: Rosser Ranchette is a perfect spot to raise a family. It is located away from the hustle and bustle of the city but is an easy drive to enjoy all the amenities.

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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City / State / Zip

NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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