

Broken Post Ranch
TBD FM 209
Graham, TX 76450

\$1,451,670
318± Acres
Young County



Broken Post Ranch
Graham, TX / Young County

SUMMARY

Address

TBD FM 209

City, State Zip

Graham, TX 76450

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.051797 / -98.90936

Taxes (Annually)

383

Acreage

318

Price

\$1,451,670

Property Website

<https://cfreland.com/detail/broken-post-ranch-young-texas/99649/>



PROPERTY DESCRIPTION

Broken Post Ranch is 318 acres of rugged country tucked into the southwest corner of Young County. It is raw, functional land built for someone who values dirt under his boots and room to operate. Located just 19 miles west of Graham, the ranch offers a level of privacy and elbow room that is increasingly hard to find in North Texas.

A prominent plateau anchors the northeast corner, rising above the surrounding landscape and capturing expansive southern views. This high ground creates an ideal setting for a homesite, barn, or headquarters that truly commands the property. From this vantage point, you can see your cattle, your water, and your horizon.

Nearly half a mile of Fish Creek winds through the southwest portion of the ranch, lined with mature hardwoods that pull wildlife deep into the season. Six ponds are strategically scattered across the property, providing a dependable source of surface water for livestock and game. The combination of creek frontage, multiple tanks, mesquite flats, and scattered oak creates excellent habitat for whitetail deer, turkey, and feral hogs, while maintaining solid grazing capacity for cattle.

In a county where oil and gas infrastructure is common, Broken Post Ranch stands apart. Large tracts without active production are increasingly rare in Young County. This ranch offers clean ground with minimal surface clutter and no developed footprint to work around.

Utilities are available along FM 209 through Fort Belknap Water Supply Corporation and Fort Belknap Electric Cooperative, allowing for future improvements without sacrificing the ranch's rugged character.

Broken Post Ranch is straightforward Texas land-strong water, good grass, usable elevation, and genuine seclusion. It is ready to run cattle, hunt hard, or build something meant to last for generations.

-- IMPROVEMENTS --

- Utilities ~ Water and electricity are available through Fort Belknap WSC and Fort Belknap Electric Co-op
- Road System ~ Dirt 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 ~ Six ponds, 1400 ft of Fish Creek, and three seasonal waterways
- Water ~ No underground water in the area
- Tree Cover ~ 100% heavy to sparsely wooded; hardwoods, mesquite, elm, hackberry
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently under verbal grazing lease
- Soils ~ Fine Sandy Loam, Newcastle-Jolly Complex, and 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, ponds have not been proven
- Land ~ Rolling terrain with a build-site in NE corner, easily navigable

- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral rights available, but unknown
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease on the ranch, Young County wind farm two miles north

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved FM 209 - 2,334 ft
- Nearby Towns ~ 19 mi W of Graham, Texas
- Major Cities ~ 78 mi S of Wichita Falls, 106 mi NW of Fort Worth
- Airports ~ 25 mi W of Graham Municipal, 78 mi S of Wichita Falls Regional

AGENT COMMENTS: Broken Post Ranch offers a rare opportunity to own a sizable ranch in one of Young County, Texas's most sought-after areas, renowned for exceptional whitetail deer hunting. The property offers a premier combination of surface water, Fish Creek frontage, rolling elevation, and mature hardwoods. Ranches of this caliber, location, and value are increasingly difficult to find in today's market.

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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