

Oak Hollow Tract 2
Graham, TX 76450

\$468,000
78 +/- acres
Young County



Oak Hollow Tract 2

Graham, TX / Young County

SUMMARY

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.0486 / -98.644

Acreage

78

Price

\$468,000

Property Website

<https://cfrland.com/detail/oak-hollow-tract-2-young-texas/18872>



PROPERTY DESCRIPTION

Oak Hollow (Tract 2) consists of 86 acres of heavily wooded country that sits just five miles southwest of Graham, Texas. Ample grass and browse provide sustenance for wildlife in the area. Mature woods plus seasonal surface water create a dynamic habitat and excellent cover for whitetail deer and other game. Oak Hollow (Tract 2) offers secluded build-sites entirely hidden from view and tucked within the wooded meadows. One would be hard-pressed to find a cleaner 86 acres with the potential that this tract provides. The seller is willing to divide the property into smaller tracts. Deed restrictions apply.

Agents Comments: Oak Hollow (Tract 2) is a clean ranch with all the infrastructure available to be customized for one's preference. The acreage is small enough to be affordable but large enough to enjoy recreational activities while getting out of the city. I have spotted some of the largest mesquite trees in the area on this property.

- IMPROVEMENTS -

- Fort Belknap Water available
- Fort Belknap Electric available

- TERRAIN -

- 30+/- ft of elevation change
- Native grasses and heavy cover
- Large Post Oak trees
- Thick, mature Mesquites

- COVER -

- *Tree Cover*--100% Heavily wooded; Mostly Mesquite, Post Oak, Live Oaks, Elm, Hackberry
- *Underbrush*--Heavy; Lotebush, Bumelia, Skunkbush, Prickly Pear, Turkey Pear
- *Native Grasses*--Thick; Not currently leased

- WILDLIFE -

- Excellent Mourning & White Wing Dove area
- White-Tail Deer & Rio Grande Turkey
- Hog, bobcats, & varmints

- MINERALS -

- No active wells
- Inactive gas compressor station on the eastern boundary
- Surface estate only; No minerals owned

- ACCESS -

- Private Road (Gibson Lane) 1,700 foot

- DISTANCES -

- 5 miles southwest of Graham (Airport w/ Fuel)
- 25 miles north of Breckenridge
- 40 miles west of Mineral Wells
- 55 miles west of Weatherford
- 60 miles south of Wichita Falls
- 85 miles west of Fort Worth

Listing Agent: Heath Kramer (940)-456-0575

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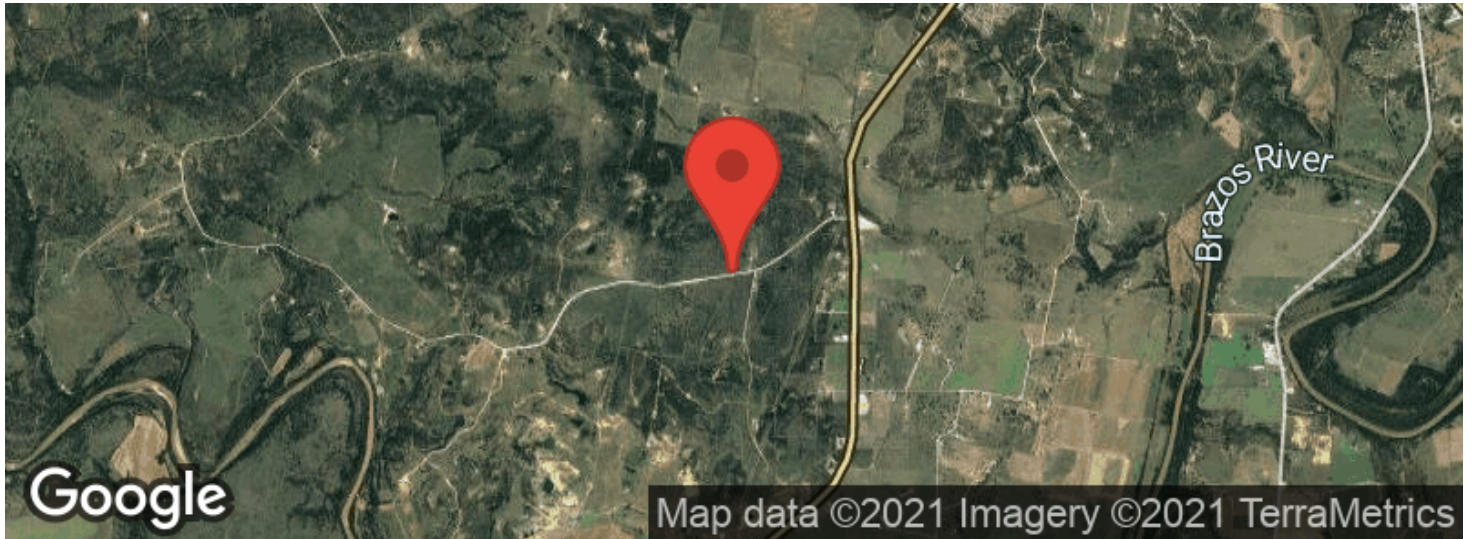
Oak Hollow Tract 2
Graham, TX / Young County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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