

Pecan Grove

10± ac in Young County, TX



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Offered at \$65,000

Pecan Grove is ten beautiful acres tucked away in the Brazos River Valley before it feeds into Possum Kingdom Lake. Pecan trees cover the entirety of the property, and it is used mainly as a pecan orchard. However, because of the two stock ponds and large neighbors to the west, it can also be used as a small hunting property or horse ranch. With Pecan Grove's proximity to Graham, Texas, only a 6-mile drive, this would make a wonderful spot to build a home. Along with the amenities of a small town nearby, there are also other local attractions such as area lakes, state parks, and resorts. The historic Wildcatter Ranch and Resort is less than 4-miles from the property, offering numerous outdoor activities as well as a nice steakhouse and hotel accommodations.

COVER/TERRIAN

Tree Cover-Lightly wooded; almost entirely pecan, one oak motte
Underbrush-none
Native Grasses-Not currently leased

IMPROVEMENTS

Completely fenced- fair to good
ATV & dirt interior roads
Electricity and water available

WATER FEATURES

Two small ponds
Additional unnamed seasonal creek
Underground water in area
Water meter available

MINERALS

Surface estate only
No minerals offered
No production

ACCESS

Indian Springs Road

WILDLIFE

Deer and dove
Turkey, hog, and quail
Not currently leased

DISTANCES

5.5 miles N to Graham
16 miles SE to Graford
26 miles SE to Mineral Wells
30 miles SW to Breckenridge
74 miles E to Fort Worth