

Reeves Farm and Ranch
741 Reeves Road
Graham, TX 76450

\$1,095,000
117.26± Acres
Young County



CAMPBELL
FARM & RANCH

1

MORE INFO ONLINE:
CFRLand.com

Reeves Farm and Ranch
Graham, TX / Young County

SUMMARY

Address

741 Reeves Road

City, State Zip

Graham, TX 76450

County

Young County

Type

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

Latitude / Longitude

33.113479 / -98.733236

Taxes (Annually)

\$3,636

Dwelling Square Feet

2,764

Bedrooms / Bathrooms

3 / 2

Acreage

117.26

Price

\$1,095,000

Property Website

<https://cfrland.com/detail/reeves-farm-and-ranch/young/texas/93754/>



Reeves Farm and Ranch Graham, TX / Young County

PROPERTY DESCRIPTION

Reeves Farm and Ranch offers a unique opportunity to step back in time and experience a piece of Texas history, with this 117.26± acre ranch located just minutes from Graham, Texas. Featuring a beautifully preserved farmhouse dating back to the late 1890s, this property perfectly combines historic charm with modern-day comfort. With its rolling pastures, multiple ponds, and mature shade trees, this ranch provides the perfect setting for a serene country lifestyle.

The farmhouse has been thoughtfully updated over the years to maintain its timeless character while providing the conveniences of contemporary living. Inside, you'll find four spacious bedrooms, two living areas, a dedicated office, and a large dry storage area. The vaulted ceilings enhance the sense of openness, while abundant natural light fills the home with warmth and charm. It's the perfect blend of rustic appeal and everyday functionality, making it comfortable as a full-time residence or a weekend retreat.

The land itself is well-watered and highly versatile, featuring three water wells, multiple deep ponds, and several barns for storing livestock, hay, or equipment. The open grazing pastures are ideal for cattle, horses, and other livestock. At the same time, the wooded areas and water sources create excellent habitats for wildlife, making them suitable for hunting and fishing. Whether you're managing livestock, building a recreational getaway, or simply enjoying nature, this property provides endless opportunities.

Additional improvements include a foamed attic for energy efficiency, a spacious yard with room for gardens or outdoor living areas, and a peaceful setting that feels miles away from town, yet is only a short drive from Graham's shops, restaurants, and schools.

This property truly captures the essence of North Texas ranch living. With a rich history, beautiful scenery, and the convenience of possible owner financing, it offers a rare opportunity to own a property that's as practical as it is picturesque. Whether you're looking for a working ranch, a family homestead, or a private retreat, this 161.24-acre property delivers the best of both worlds with timeless character and modern comfort in a serene country setting.

-- Home --

- Originally built in the late 1890s, 2,764 sqft, 4 bed, 2.5 bath, office
- Open vaulted living and kitchen area
- Vinyl plank and tile flooring throughout
- Granite countertops
- Sun room and dry storage area
- Carport and one-car garage
- Central heat and air
- Propane for heat, the gas stove, and the fireplace
- Two septic systems

• -- RANCH IMPROVEMENTS --

- Electricity to the home and barn with a covered equipment hangar
- Limited road system
- Fencing is in great shape for running cattle
- Set of cattle pens
- Two additional hay barns and multiple portable sheds

• -- WATER, COVER & TERRAIN --

- Surface Water ~ Two ponds, one of which is drought-resistant

- Water ~ Good underground water in the area
- Tree Cover ~ Sparse tree cover, mainly around ponds and the house, with hardwood trees
- Underbrush ~ Minimal
- Native Grasses ~ Little native grass
- Improved Grasses ~ 65 acres in very productive Klein Grass
- Grazing ~ Currently grazed by owner
- Soils ~ Fine Sandy Loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting Pressure ~ Some hunting pressure from neighbors
- Fishing ~ One pond stocked with fish
- Land ~ Very productive farm land
- Native Grasses ~ Minimal, around ponds

-- MINERALS & WIND --

- Mineral Rights ~ Minerals to be reserved
- 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 4.5 miles west of the property

-- ACCESS & DISTANCES --

- Road Frontage ~ Reeves Road - 3,300 ft
- Nearby Towns ~ 15 mi SW of Graham, Texas
- Major Cities ~ 55 mi S of Wichita Falls, 105 mi NW of Fort Worth
- Airports ~ 20 mi NW of Graham Municipal, 60 mi SW of Wichita Falls Regional

AGENT COMMENTS: Reeves Farm and Ranch is a unique property in today's market. Steeped in rich history and owned by the same family for over 100 years. It is one of the most functional farm and ranches on the market, and also holds recreational value due to its improved grasses and drought-resistant ponds. This is a property to raise a family the old-fashioned way or add to a ranching operation with excellent grazing and hay production capabilities.

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

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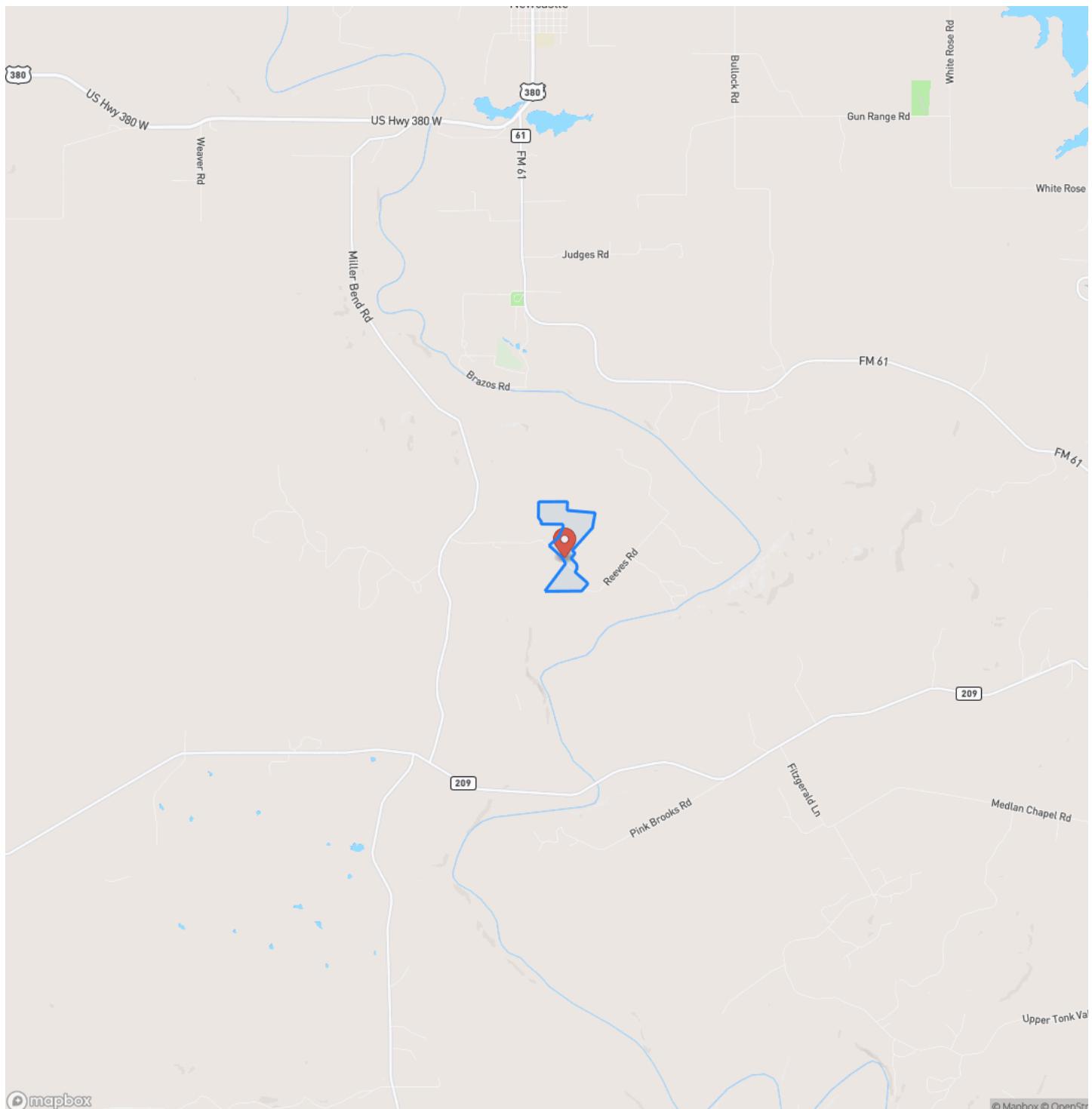


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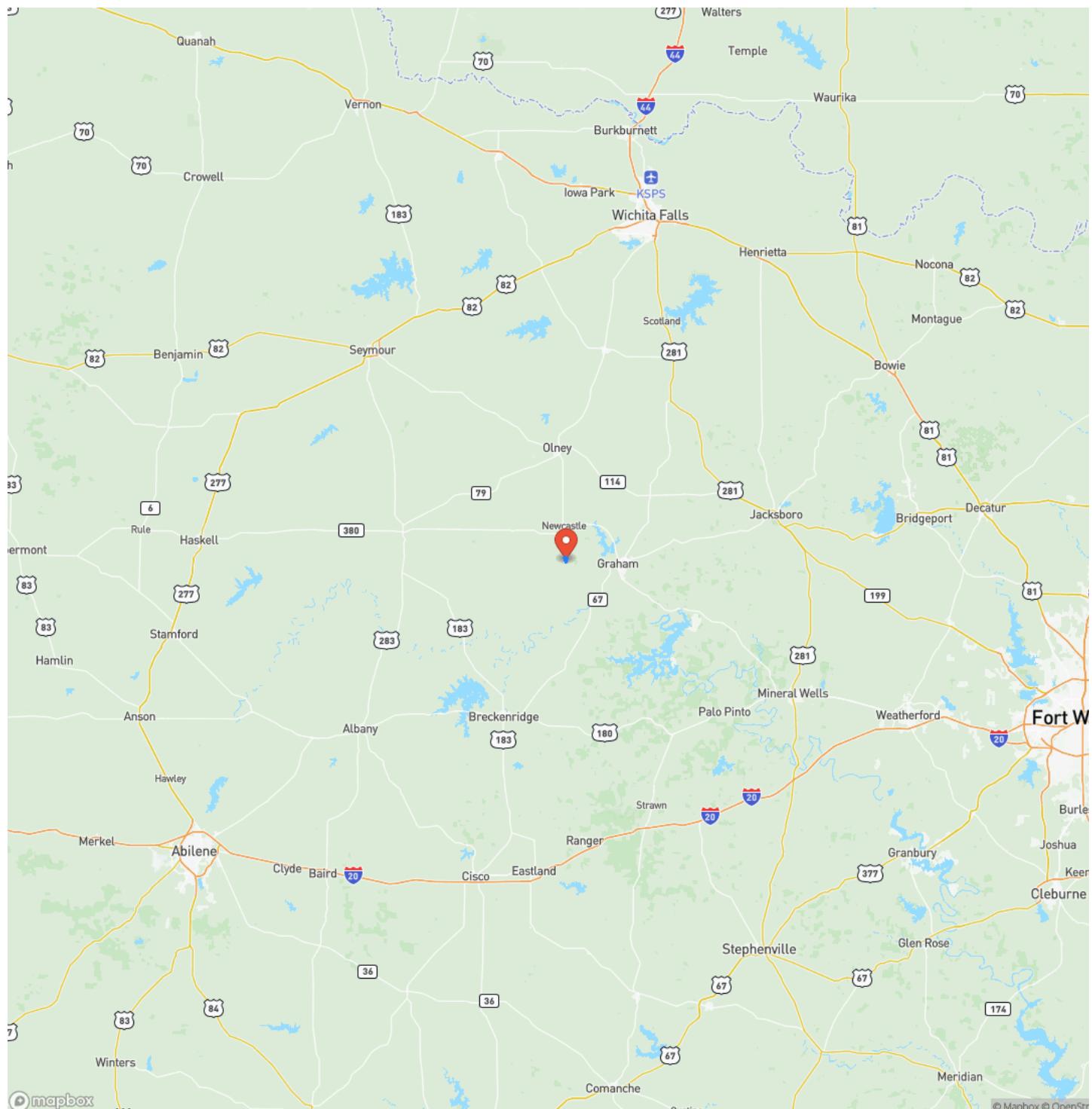
5

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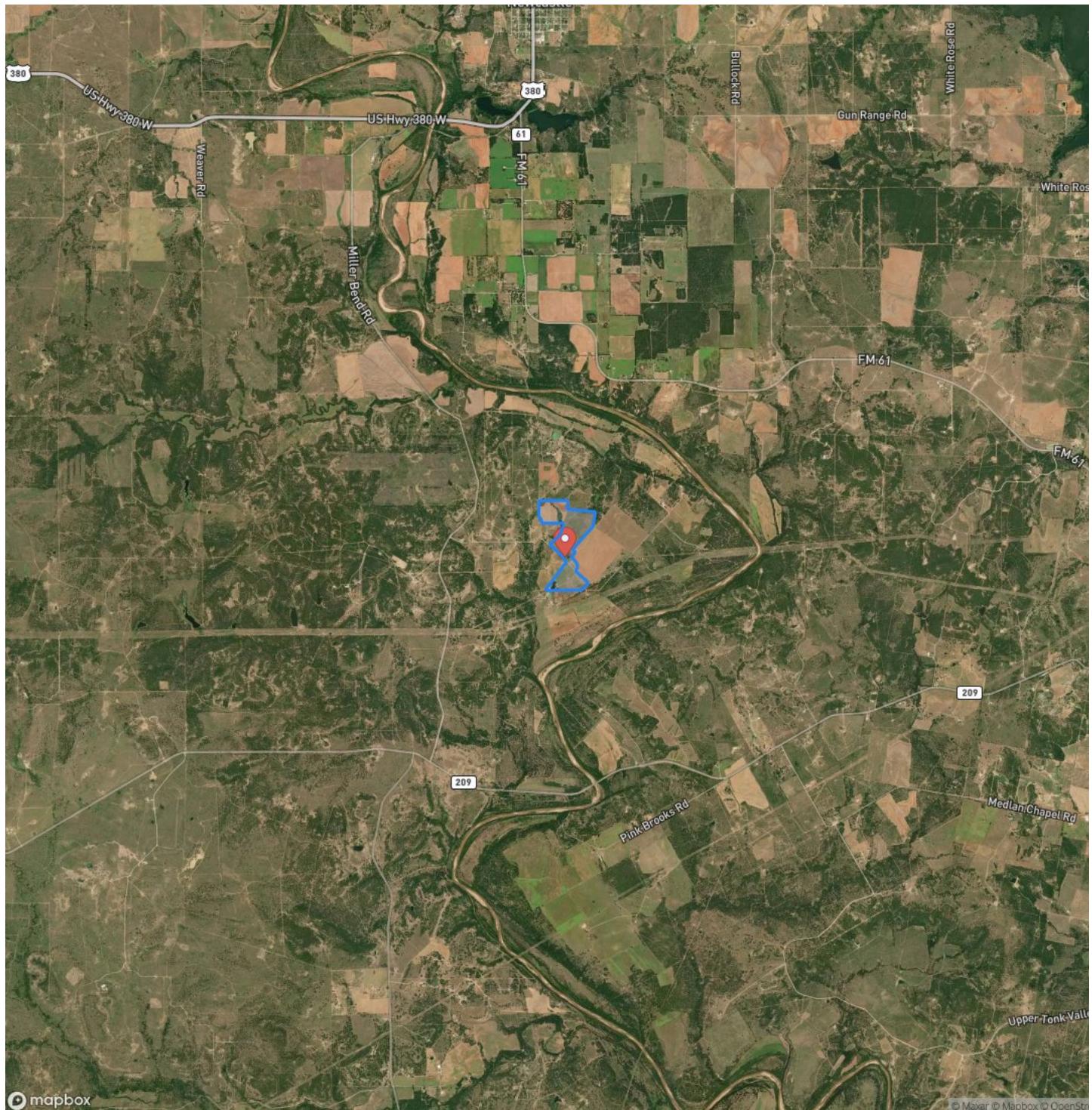
Locator Map



Locator Map



Satellite Map



Reeves Farm and Ranch Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



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10

MORE INFO ONLINE:

CEBI and.com

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12

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