

Rosser Ranchette
1368 Rosser Ranch Road
Graham, TX 76450

\$499,000
20± Acres
Young County



Rosser Ranchette
Graham, TX / Young County

SUMMARY

Address

1368 Rosser Ranch Road null

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

1,822

Bedrooms / Bathrooms

3 / 2

Acreage

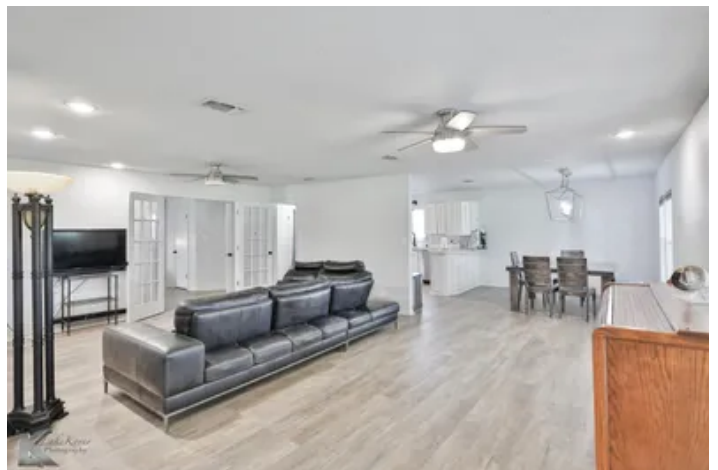
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Price

\$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)



Rosser Ranchette
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Locator Map



Locator Map



Satellite Map



Rosser Ranchette
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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

This image shows a single 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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