

366 Rosser Ranch Road
366 Rosser Ranch Road
Graham, TX 76450

\$370,000
1.800± Acres
Young County



CAMPBELL
FARM & RANCH

**366 Rosser Ranch Road
Graham, TX / Young County**

SUMMARY

Address

366 Rosser Ranch Road

City, State Zip

Graham, TX 76450

County

Young County

Type

Single Family, Residential Property

Latitude / Longitude

33.036493 / -98.623765

Taxes (Annually)

2840

Dwelling Square Feet

2375

Bedrooms / Bathrooms

3 / 3

Acreage

1.800

Price

\$370,000

Property Website

<https://cfrland.com/detail/366-rosser-ranch-road-young-texas/114158/>



PROPERTY DESCRIPTION

Rosser Retreat is a well-appointed country homestead situated on 1.8 acres in Young County, Texas, just six miles southwest of Graham, Texas, on Rosser Ranch Road. Offering the best of both worlds, the property provides a peaceful country setting while remaining a short drive from the amenities and conveniences of town.

A 2,375 square foot ranch-style home is surrounded by a beautifully maintained yard and mature live oak trees, creating a private and inviting setting. The home has been thoughtfully updated with new flooring, countertops, remodeled bathrooms, fresh exterior paint, and numerous additional improvements. A one-car attached garage and two-car carport provide ample covered parking and added convenience.

This acreage is well-manicured and established, with mature trees and landscaping that give the property a sense of character and permanence. Whether you're looking for a full-time residence, a weekend retreat, or a comfortable place to enjoy the Texas countryside, Rosser Retreat offers a combination of country charm, recent updates, and convenient proximity to Graham that is hard to find elsewhere.

-- HOME --

- Main House ~ Renovated from 2022-2026, 3bdr/3bth, with an office or additional bedroom
- Parking ~ Two-car carport, one car attached garage
- Primary Bedroom ~ Updated bathroom, two walk-in closets, shower/tub
- Secondary Bedrooms ~ Closets, new flooring
- Main Living Area ~ Wood burning fireplace, new tile flooring
- Kitchen ~ Large granite countertops, stainless steel dishwasher, and stove
- House ~ Central air with a heat pump, new spray foam insulation
- Driveway ~ Gravel driveway
- Roof ~ 30-year laminate, new painted gutters and downspouts
- Yard ~ Barbed wire fence on three sides

-- IMPROVEMENTS --

- Utilities ~ Fort Belknap Water and Fort Belknap Electric
- Road System ~ Rock entry and main road
- Fencing ~ Barbed wire/goat wire fencing
- Entryway ~ Pipe gate entry

-- MINERALS & WIND --

- Mineral Rights ~ No minerals available
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No wind farms in the area

-- ACCESS & DISTANCES --

- Road Frontage ~ Rosser Ranch Road - 350 ft
- Nearby Towns ~ 6 mi SW of Graham
- Major Cities ~ 61 mi S of Wichita Falls, 95 mi NW of Fort Worth

- Airports ~ 10 mi SW of Graham Municipal, 105 mi NW of DFW airport

AGENT COMMENTS: Rosser Retreat is a well-maintained property, a perfect starter home offering country living. Conveniently located just minutes from the charm of a small Texas town, the ranch offers an ideal balance of rural seclusion and easy access to everyday amenities.

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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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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