

Flatrock Gulch
Finis Rd
Graham, TX 76450

\$687,500
250 +/- acres
Young County



Flatrock Gulch

Graham, TX / Young County

SUMMARY

Address

Finis Rd

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.07816262748409 / -98.5302754055579

Taxes (Annually)

400

Acreage

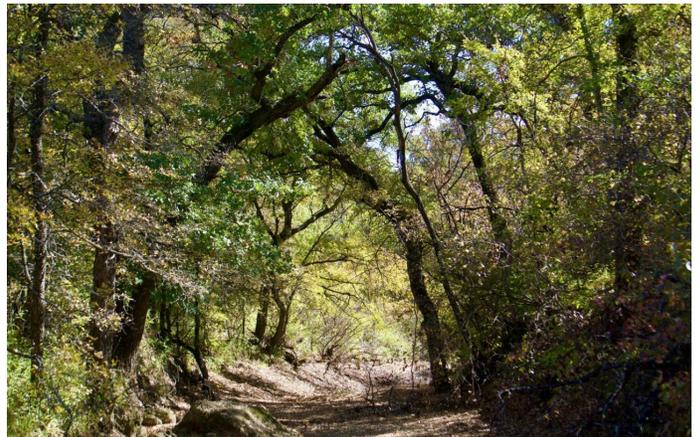
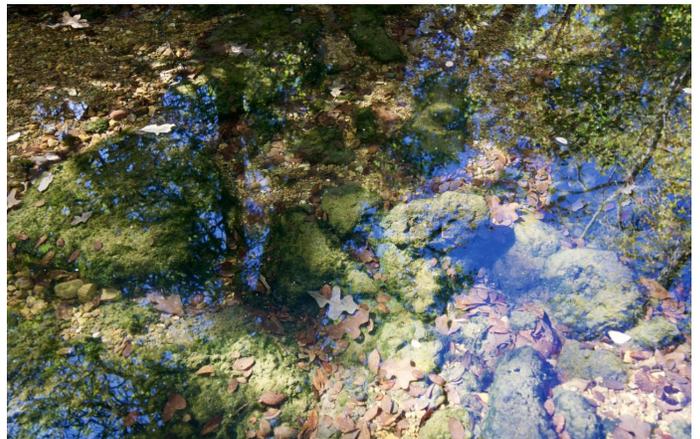
250

Price

\$687,500

Property Website

<https://cfrland.com/detail/flatrock-gulch-young-texas/11146/>



PROPERTY DESCRIPTION

Some tracts of land just feel wild...Flatrock Gulch embodies that untamed experience. This raw land has just enough trails and paths to get to the blinds and access the distinctiveness of the ranch. The undisturbed nature of the back portion coupled with the large neighbors renders outstanding whitetail and turkey populations. This secluded haven sits five miles east of Graham, Texas on a deeded, private lane from Finis Road.

LAND - TERRAIN

Flatrock Gulch is made up of natural springs and creeks running through wooded gullies and oak-covered hills. This secluded property has excellent high fencing qualities with enough terrain change (260ft) and character to make this particular 250 acres feel much larger. Flatrock Creek meanders on and off the property along the eastern boundary before it bends and cuts through the hills along the northern portion of the ranch. A draw feeding the creek could easily be captured to create a large pond in the front of the property. The "back" or the southern part of the ranch has two deep ravines with springs that run water...even during dry times. These wet ravines have true lake potential. At the top of the ravines lies a flat post oak forest with ample signs of wildlife and the serene feeling of being deep in the woods.

- WATER FEATURES -

- 2,360 feet of Flatrock Creek-Seasonal to Wet
- 2 ponds; Springs
- Multiple large draws with large surface water potential
- Underground water in the area; 6 wells on record within 1/2 mile, 80-250ft deep
- Fort Belknap Water Meter

- COVER -

- Tree Cover--Heavy: Post oaks, live oaks, pecan, Texas ash, mesquite, elm, a few cedars/juniper
- Underbrush/Browse--Moderate to thick: elbow bush, bumelia, skunkbush, some prickly pear
- Native Grasses/Forbs--Not currently leased for grazing

- WILDLIFE -

- Superb whitetail and turkey
- Duck, dove, hogs, and varmint
- Pics & Videos-Coming Soon

- Leased for hunting; Willing to stay

- RANCHING IMPROVEMENTS -

- Completely fenced-Fair to poor
- Caliche/rocked Lane; ATV/UTV trails throughout
- Electricity on the property; Meters readily available
- Fort Belknap Water Meter

- MINERALS -

- 2 Producing Gas wells-Drilled by George Bush
- No minerals are owned to convey
- 2 Natural Gas pipelines; 1 Crude Oil Pipeline in the front
- Gas pipeline is the main road

- ACCESS -

- Gate on Finis Rd (Paved)
- 20 ft Deeded Lane from Finis; Not an Easement-Owned Land
- 5 miles east of Graham
- Listing Broker must be present for initial showing or preview with Buyer's Agent.

-Neighbors -

- Small neighbors in the front and large in the back.
- North-4ac, 20ac
- Northwest - 13ac, 13ac, 22ac
- West - 60 acres and 900 acres
- East - 1,300 acres
- South - 100 acres

- DISTANCES -

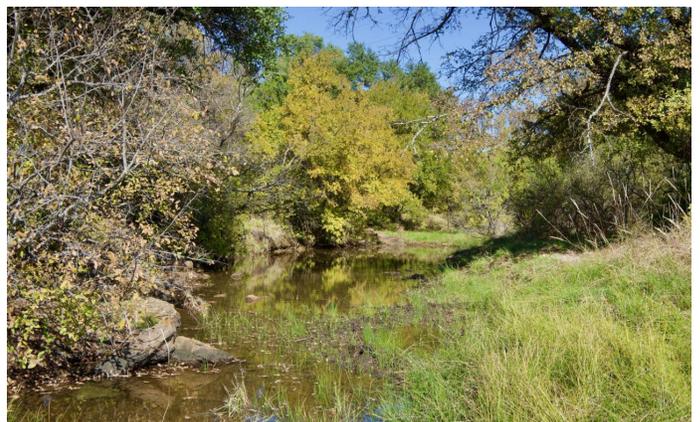
- 5 miles east of Graham (Closest Aiport w/ Fuel Service)
- 22 miles northeast of the "Westside" of Possum Kingdom Lake
- 28 miles southeast of Possum Kingdom Airport on the East side of the PK Lake
- 29 miles west of Jacksboro
- 63 miles south of Wichita Falls
- 85 miles west of Fort Worth
- 122 miles west of Dallas
- 243 miles east of Midland

Listing Agent: Heath Kramer 940-456-0575

No Trespassing. Please contact a Campbell Farm and Ranch agent or broker for a showing. Campbell Farm and Ranch welcomes all Cooperating Agents and Brokers. Cooperating Agents and Brokers must make the first contact with the listing agent and be present at all showings to fully participate in the commission split. The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes.



Flatrock Gulch Graham, TX / Young County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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(940) 456-0575

Office

(940) 549-7700

Email

heath@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX, 76450

NOTES

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