

Fish Creek Pasture
TBD Hamilton Road
Graham, TX 76450

\$638,400
320 +/- acres
Young County



Fish Creek Pasture
Graham, TX / Young County

SUMMARY

Address

TBD Hamilton Road

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.0668 / -98.9409

Acreage

320

Price

\$638,400



PROPERTY DESCRIPTION

Fish Creek Pasture is 320 acres of prime hunting land located just west of the small community of Murray and is the headwater of Fish Creek. The completely wooded 320 acres provide ample cover for all types of wildlife, from whitetail deer, rio grande turkey, dove, quail, feral hogs, and varmints. The terrain is mostly sloping on the east end with a ridge running across the western boundary that would make for an excellent build site. Fish Creek Pasture is 100% wooded country consisting of mostly old bull mesquite cover and native grasses with a few scattered live oaks. There is no cultivation on the ranch, however, given the fertile soil, a food plot or field could easily be attained. The surface water consists of one stock pond and one seasonal waterway that has the potential to be a much larger piece of water. The wildlife habitat makes this an excellent all-around hunting or grazing ranch and is set up to build on with utilities available on the county road.

COVER

- *Tree Cover*-Heavy to moderate; mesquite with scattered oaks
- *Under Brush*-Skunkbush sumac, algerita, elbowbush, lotebush, ephedra, winged-elm, prickly pear, tasajillo
- *Native Grasses*-Currently leased for grazing-Willing to stay

WILDLIFE

- Deer, duck, and dove
- Turkey, hog, and quail
- Ample wildlife
- Currently leased for hunting-Willing to stay

WATER FEATURES

- 1 tank/pond
- Two draws, the possible potential for another pond
- Rural water available

IMPROVEMENTS

- Fenced on three sides-Needs a northern fence
- Caliche and dirt interior roads-Good shape

MINERALS

- Some oil and gas production
- Some minerals available

ACCESS

- Access from Hamilton and Singleton Road

DISTANCES

- 3 miles west of Murray
- 15 miles southeast of Throckmorton
- 20 miles west of Graham
- 22 miles north of Breckenridge
- 75 miles northwest of Weatherford

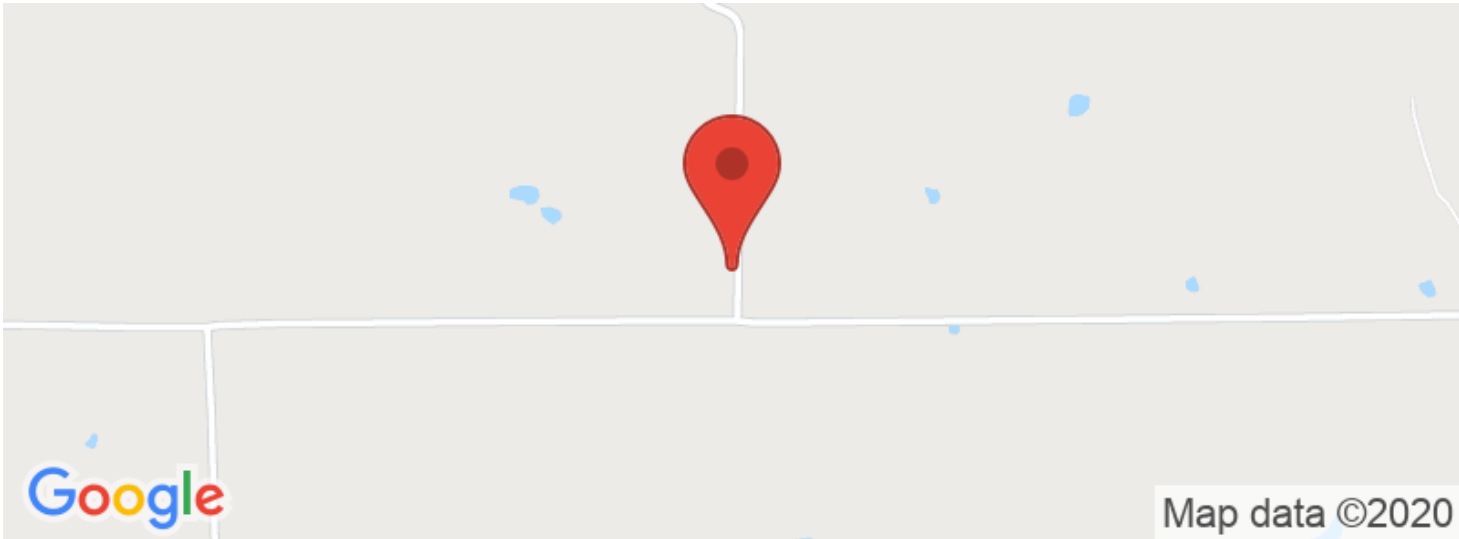
Listing Agent: Heath Kramer (940) 456-0575

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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

heath@cfrland.com

Address

600 4th Street

City / State / Zip

Graham, TX, 76450

NOTES

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Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com
