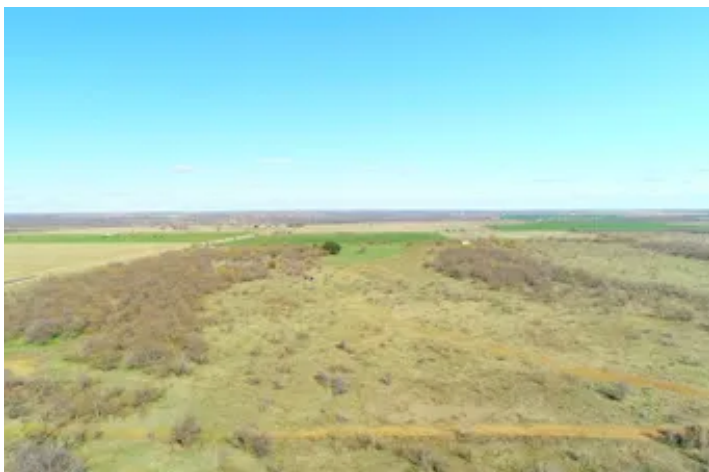


Sunrise Estate
TBD FM 2652
Graham, TX 76450

\$210,000
20± Acres
Young County



MORE INFO ONLINE:

CFRLand.com

Sunrise Estate
Graham, TX / Young County

SUMMARY

Address

TBD FM 2652

City, State Zip

Graham, TX 76450

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.2369 / -98.5692

Taxes (Annually)

26

Acreage

20

Price

\$210,000

Property Website

<https://cfrland.com/detail/sunrise-estate-young-texas/49427/>



PROPERTY DESCRIPTION

Sunrise Estate, a charming 20-acre tract located only 8 miles away from Graham, TX, on Red Top Road, offers an array of opportunities for anyone seeking a small-scale farming or ranching experience. Mesquite trees make up the vast majority of the tree cover, with a few scattered hackberry trees providing shelter and a natural habitat for indigenous wildlife. A pond in the property's southwest corner is a refreshing water source for any livestock or wildlife present. A cleared field located in the center of the estate is a notable feature of the ranch, boasting brand-new mesquite growth and affording stunning views of the picturesque surroundings. With utilities readily accessible on Red Top Road frontage, this idyllic location offers the perfect spot for anyone to build their dream home. The land is incredibly fertile, with Sandy and Callahan loam constituting most of the soil profile, offering fantastic small farming opportunities. Whether building a thriving ranch, establishing a sustainable homestead, or indulging in some cattle farming or hunting activities, this estate is ripe with potential for all these endeavors and more.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Pond measuring 0.2 ac
- Water ~ Fort Belknap Water Supply Co. available
- Tree Cover ~ 70% heavily wooded, mesquite, hackberry
- Underbrush ~ Very little underbrush
- Native Grasses ~ 30% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Callahan Loam, Fine Sandy Loam, and Jolly Rock Complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, rio-grande turkey, dove, hogs, varmint
- Hunting Pressure ~ Currently leased for hunting
- Land ~ Good wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ No owned minerals
- O&G Production ~ No production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved (870 feet) of Red Top Road
- Piped Entrance ~ Aluminum gate
- Nearby Towns ~ 8 miles from Graham, TX city limits
- Major Cities ~ 50 mi S of Wichita Falls, 95 mi WNW of Fort Worth
- Airports ~ 9 mi NW of Graham Municipal, 55 mi SW of Wichita Falls Regional

AGENT COMMENTS: Sunrise Estate presents a rare opportunity due to the scarcity of small parcels within proximity to the city limits. One can create a sustainable homestead while still having access to the amenities of the town.

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

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information 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. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers, the seller has the right to refuse any offer, review multiple offers, and accept backup offers.





Sunrise Estate
Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

(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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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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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