

Ancient Oak Ranch
TBD Singleton Road
Graham, TX 76450

\$600,000
160 +/- acres
Young County



Ancient Oak Ranch
Graham, TX / Young County

SUMMARY

Address

TBD Singleton Road

City, State Zip

Graham, TX 76450

County

Young County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.0774 / -98.9417

Acreage

160

Price

\$600,000

Property Website

<https://cfroland.realstackweb.com/detail/ancient-oak-ranch-young-texas/26315>



PROPERTY DESCRIPTION

Ancient Oak Ranch is 160 acres of combination land positioned in southwest Young County, containing heavily wooded mesquite tree cover with open rangeland sprinkled with live oak trees along the creek banks. Two ponds lie on opposite sides of the ranch, separated by cross fencing making for easier livestock rotation. There is ample water for cattle and wildlife with these two ponds and the potential for more surface water by utilizing the North Fork of Fish Creek meandering through the center of the property. An old hunter's camp on the west edge of the property boasts higher elevation and views that would be perfect for a future home or custom cabin. A brand new Fort Belknap water meter on Singleton Road and electricity in various spots throughout the property provide endless choices for build sites. Additional acreage is also available that borders Ancient Oak Ranch to the south.

Agents Comments: Ancient Oak Ranch is a very functional combo ranch with excellent characteristics for a homestead or becoming a recreational hunting ranch. If you're looking for a place to expand a cattle operation or hunt, this is a perfect ranch.

-- TERRAIN & WATER --

- - Very thick mesquite cover, with scattered hardwoods
- - 70 feet of elevation with lovely views
- - Decent road system
- - Two surface ponds
- - 3700' of the North Fork of Fish Creek

-- COVER & WILDLIFE--

- - *Tree Cover*--Moderate to Heavily wooded; Mesquite, Live Oak
- - *Underbrush*--Heavy; Lotebush, Bumelia, Skunkbush, Prickly Pear, Turkey Pear
- - *Native Grasses*--Thick but mowed in places; Not currently being grazed
- - *Wildlife*--Excellent Mourning & White-Wing Dove, White-Tail Deer, Rio-Grande Turkey, Quail, and hog

-- MINERALS & WIND --

- - One producing oil well
- - Some older production is in the process of being cleaned up
- - No mineral interest owned
- - All owned wind rights convey

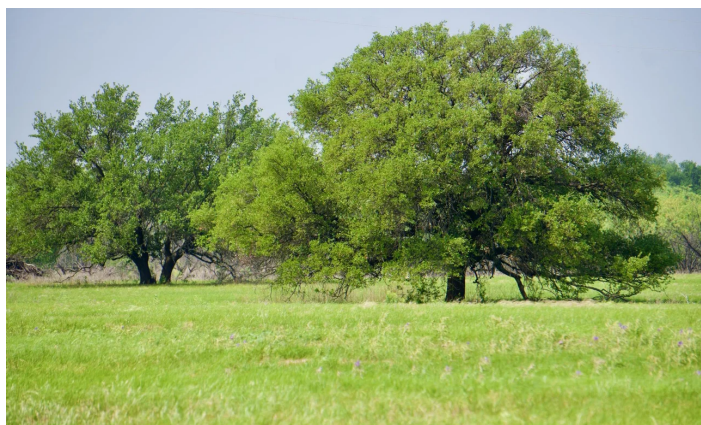
-- ACCESS & DISTANCES --

- - Singleton Road; Gate on the east side of the property
- - 12 miles northeast of Woodson
- - 22 miles west of Graham
- - 25 miles north of Breckenridge
- - 60 miles northwest of Mineral Wells
- - 110 miles northwest of Fort Worth

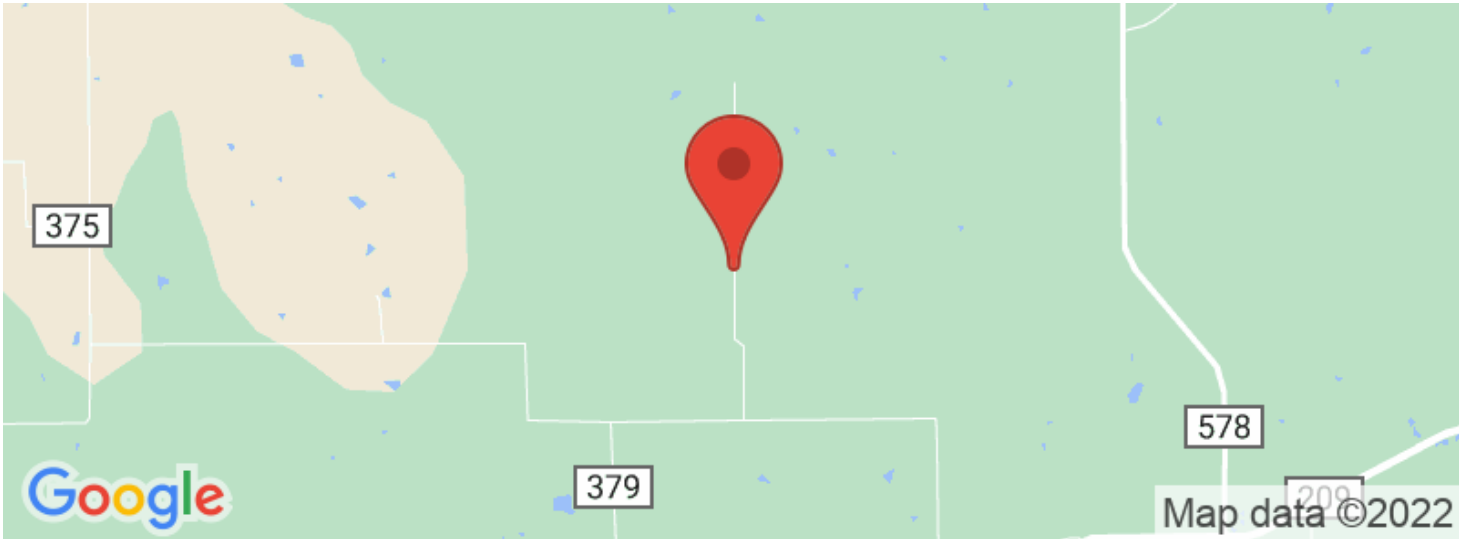
Listing Agent: Heath Kramer (940) 456-0575

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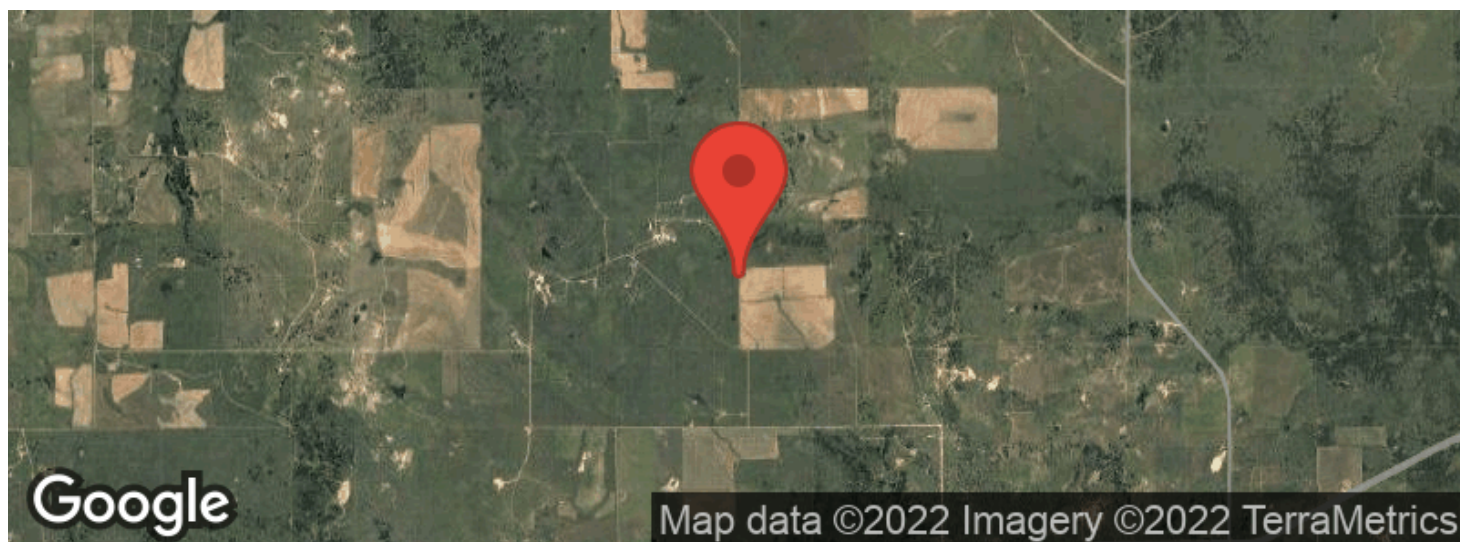
Ancient Oak Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Graham, TX 76450

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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