

**Crappie Hole**  
183 Monument Road  
Graham, TX 76450

**\$750,000**  
150 +/- acres  
Young County





**Crappie Hole**  
**Graham, TX / Young County**

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**SUMMARY**

**Address**

183 Monument Road

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.2182 / -98.4515

**Taxes (Annually)**

5023

**Dwelling Square Feet**

2054

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

150

**Price**

\$750,000

**Property Website**

<https://cfrland.com/detail/crappie-hole-young-texas/12885>



## **PROPERTY DESCRIPTION**

Crappie Hole is a 150-acre ranch with a home nestled into Rooters Mountain in eastern Young County. This ranch offers excellent topography with 100 feet of total elevation. A southern hilltop contains a large post oak thicket and a turbine in the far southwest corner. Located on the north face of the hill is a 2,620 sq/ft two-story ranch-style house overlooking the property. Fertile soils in the lower portions to the north of the hill provide for a mesquite patch and a lush grass pasture with the largest pond. This area provides ample grass and soft ground for a horse operation as well as excellent bedding areas for whitetail fawning and quail habitat. Crappie Hole gets its name for a reason: the ponds are packed (See Pics) with bass, catfish, and black crappie. Bass hitting on the ponds and a crappie hole packed with black beauties creates hours of fun for all ages. This ranch is set up to enjoy the outdoors with the potential to be a quality horse ranch that will have more than just grass pasture to ride through.

### **- HOME -**

- 2620 sq ft - Ranch Style Home
- 3 Bed/2.5 Bath w/lower level master ensuite
- Open kitchen, dining & living room area
- Large wrap-around covered porch
- Rocked, wood-burning fireplace
- Second story landing for small office or sitting area
- All electric appliances

### **- RANCHING IMPROVEMENTS -**

- Water well for home & irrigation
- Good fencing & cross fencing
- ATV/UTV interior roads accessing the entire ranch
- Metal carport for parking
- 4 Metal containers for storage/shed

### **- WATER FEATURES -**

- 3 Ponds - .82-acre, .57-acre, & .26-acre
- 1 seasonal waterway
- 2 water wells - 1 working / 1 condition un-known

### **- TERRAIN -**

- 90+/- ft of heavily rolling to dramatic elevation
- Low areas holding water
- Mountain along southern edge; Large live-oak mottes & post oaks
- Northern portion is mesquite and native grasses, good surface water

**- COVER -**

- *Tree Cover*--50% Heavily wooded; 50% open pasture; post oak, mesquite, hackberry
- *Underbrush*--Heavy; Lotebush, prickly pear, native grass cover
- *Native Grasses*--Thick; Grazed by owner

**- WILDLIFE -**

- Excellent mourning & white wing dove
- Whitetail Deer, Rio Grande turkey, duck, & quail
- Hog, bobcats, & varmints

**- MINERALS -**

- 1 Active well
- Some minerals owned, negotiable

**- WIND -**

- One wind turbine on property
- Wind rights negotiable

**- ACCESS -**

- Cox Mountain Road - 3300 feet
- Monument Road - 1900 feet
- Gate on property

**- DISTANCES -**

- 4 miles southeast of Loving
- 5.5 miles northwest of Bryson
- 10 miles northeast of Graham (Airport w/ Fuel)
- 16 miles west of Jacksboro
- 50 miles northwest of Weatherford
- 80 miles northwest of Fort Worth

**Listing Agent: Heath Kramer (940)-456-0575**

No Trespassing. Please contact a Campbell Farm & Ranch team member for a showing. Campbell Farm & Ranch welcomes all cooperating agents and brokers.

\*\*\*Cooperating Agent/Brokers must make the 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.\*\*\*

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# Locator Maps



## Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Heath Kramer

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**Office**

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**Email**

heath@cfrland.com

**Address**

801 Elm Street

**City / State / Zip**

Graham, TX, 76450

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**NOTES**

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## **DISCLAIMERS**

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