Crappie Hole 183 Monument Road Graham, TX 76450

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









Crappie Hole Graham, TX / Young County

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 -



MORE INFO ONLINE:

- 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



MORE INFO ONLINE:

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

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Crappie Hole Graham, TX / Young County













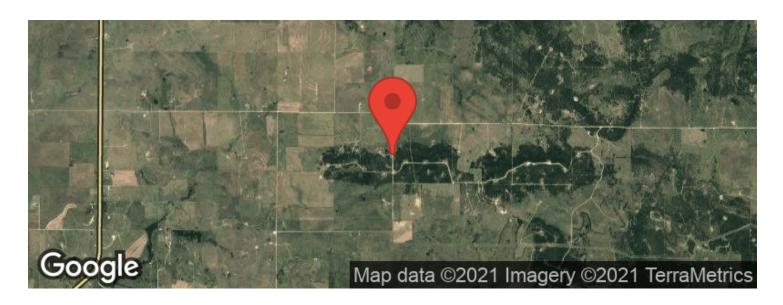
Locator Maps







Aerial Maps





LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Graham, TX, 76450

NOTES			



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MORE INFO ONLINE:

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