

DC Ranch  
TBD Finis Road  
Graham, TX 76450

**\$390,000**  
52± Acres  
Young County



**MORE INFO ONLINE:**

**CFRLand.com**



**DC Ranch**  
**Graham, TX / Young County**

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**SUMMARY**

**Address**

TBD Finis Road

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

33.039637 / -98.465151

**Taxes (Annually)**

60

**Acreage**

52

**Price**

\$390,000

**Property Website**

<https://cfreland.com/detail/dc-ranch-young-texas/52624/>



### **PROPERTY DESCRIPTION**

Nestled in the midst of picturesque terrain lies DC Ranch - a small yet stunning recreational hunting escape and future homesite. Boasting a high elevation point of one hundred feet overlooking the southern land, this ranch stands out among others of its size. Situated just eight miles away from Graham, Texas, on Finis Road, DC Ranch is conveniently located near the town's amenities and is in close proximity to Highway 16 South and Possum Kingdom Lake. The terrain primarily consists of rugged, mature hardwood, with gravelly soils in the north and clay loam in the south. This property offers an array of build-sites with panoramic views of the surrounding countryside. Wildlife habitat thrives in this region, with larger neighbors to the north surrounding the property and the dense terrain providing a haven for whitetail deer, feral hogs, varmint, and dove hunting. A centrally located pond serves as a vital source of sustenance for the area's wildlife. Electricity and rural water are available on Finis Road, making this property even more attractive. Whether you're looking for an affordable escape or a permanent place to call home, DC Ranch has everything you need and more as a new land owner.

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ Pond measuring 0.2 ac
- Water ~ Fort Belknap Water Supply Co. available, buyers agent to confirm availability of meters
- Tree Cover ~ 100% heavily wooded, oak, cedar, mesquite, hackberry
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Currently grazed by the owner, Ag exempt
- Soils ~ Gravelly Sandy Loam, Thurber Clay Loam

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Small owners to the south, larger owners on the north
- Land ~ Good wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

### **-- MINERALS & WIND --**

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

### **-- ACCESS & DISTANCES --**

- Road Frontage ~ Gravel (1875') of Finis Road
- Piped Entrance ~ Aluminum gate
- Nearby Towns ~ 8 miles from Graham, Texas city limits
- Major Cities ~ 30 mi NW of Mineral Wells, 80 mi WNW of Fort Worth
- Airports ~ 9 mi SE of Graham Municipal, 55 mi SW of Wichita Falls Regional



AGENT COMMENTS: DC Ranch stands out as a unique small ranch in the region, offering an uncommon 100 feet of elevation and build sites, as well as access to utilities. Its serene surroundings make it an ideal location for a hunting retreat or future homestead.

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

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**DC Ranch**  
**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.



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