

BFR RANCH
331.34± ACRES
YOUNG COUNTY, TEXAS
\$2,905,852




HORTENSTINE
RANCH COMPANY

Office: (214) 361-9191
www.hrcranch.com

BFR RANCH

YOUNG COUNTY, TEXAS | 331.34± ACRES



GENERAL DESCRIPTION: The 331.34+/- acre BFR Ranch is located in Young County within the Western Cross Timbers region of Texas, an area known for its post oak-covered hills and scenic landscape. The property features quality custom improvements, mature scattered oaks across rolling hills, strong water features, healthy native grasses, and is being sold turnkey and ready to enjoy on day one.

An all-weather rock entrance road leads from the main gate to the ranch headquarters. The home and barn sit elevated on a high point, offering impressive 360-degree views from the home's wraparound porch. Near the center of the property are two large ponds that provide excellent fishing and wildlife habitat. Both ponds are fed by a branch of Skid Creek that traverses the ranch from north to south. Thick

native cover is especially abundant along the creek's riparian corridor and supports an abundance of wildlife. Two cultivated fields line the entrance road, where mesquite trees have been strategically cleared to promote native grass growth.

The western portion of the ranch features steeper terrain with sandstone and limestone outcroppings that add character to the landscape.

BFR Ranch combines strong recreational features, scenic topography, and quality improvements, making it well suited for either a full-time residence in the country or a weekend retreat from the city.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LOCATION: BFR Ranch is 15 miles west of Graham, Texas, just outside Newcastle, Texas. This location is 1 hour and 45 minutes from Fort Worth and 2 hours and 15 minutes from Dallas. The Western Cross Timbers in north-central Texas is known as a distinct, hilly transitional belt of post oak and blackjack oak woodlands separating the eastern prairies from the western plains. Historically, it served as a major landmark for settlers and is noted for its rugged, scenic landscape, oil production, ranching, and its role as an important groundwater recharge area.



Physical Address: 1790 FM 926 Newcastle, Texas 76372

DIRECTIONS: From Fort Worth, TX, take Highway 199 northwest to Jacksboro, TX. Highway 199 will merge with Highway 281 southwest of Jacksboro. Continue north on Highway 281 (Main Street) into downtown Jacksboro. Turn left onto Highway 380 and continue west toward Graham. Once in Graham, continue west on Highway 380 for approximately 13 miles to Newcastle. In Newcastle, Highway 380 will turn into FM 926. Continue on FM 926 through town and travel approximately 3 miles west. The ranch entrance will be on the right-hand side and is marked by a tan metal fence and gate.



ACCESS & ROADS: The ranch entrance is located on paved FM 926 and features an all-weather ranch road leading from the front gate to the home and barn compound situated on the central hilltop. Well-maintained mowed grass trails provide access throughout the property, including a drivable perimeter trail.



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MAIN HOUSE: The BFR Ranch home was completed in 2018. The 2,500-square-foot home features 3 bedrooms and 3 bathrooms, along with an open-concept living room and kitchen area designed for family gatherings. The kitchen includes modern appliances and a gas stove. The home also features a laundry room complete with a washer and dryer. 1,328 square feet of covered wraparound porches offer exceptional views of the surrounding countryside and cultivated fields below. A 5-strand barbed-wire fence surrounds the improvements to keep cattle away.

HOME FURNISHINGS: The ranch is being sold turnkey with all furniture and equipment conveying with the sale. A list of personal items that will not convey is available upon request.

BARN & STUDIO: The barn and art studio are located directly north of the house on the same hilltop. The barn is a 3,000-square-foot steel-frame building with a concrete floor and two large roll-up doors. The barn includes electricity, water, a deer cooling room, and a half bath. Located on the north side of the barn is a spacious art studio featuring heating and air conditioning, wraparound windows, and two separate exterior entrances. All contents of the studio will be removed before closing, except for the television. This space could easily be converted into a workout room, game room, bunk room, or guest quarters by a new owner.

TERRAIN: Two cultivated fields are located near the front entrance of the ranch, approximately 16 acres and 44 acres in size. Both fields are currently planted in a native grass mix, and the smaller field would be well-suited for a sunflower or

dove field in the fall. These fields have been strategically cleared of mesquite. Rolling hills covered with healthy native grasses and mature live oak trees extend beyond the cultivated areas. There is approximately 60 feet of elevation change across the property, resulting in scenic overlooks at the top of the hills. Rock outcroppings along the western edge of the property provide character to the land. The ranch features a mix of sandy and sandy loam soils throughout.



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FENCING: The property is perimeter fenced with 5-strand barbed wire, and all fencing is in good to excellent condition and will hold cattle. As mentioned previously, the home and barn area is separately fenced off to keep the cattle away.

SURFACE WATER: The BFR Ranch features three ponds located throughout the property. Near the center of the ranch is the largest pond, a 2+/- acre stock tank surrounded by post oaks and live oaks. Just north of the main pond is an additional 1+/- acre stock tank, while a quarter-acre stock pond is located just south of the home site. The two largest ponds are fed by a branch of Skid Creek that runs through the heart of the property, creating an attractive setting with potential for a future lake project.

VEGETATION: Tree cover consists mainly of live oak, post oak, hackberry, and mesquite trees with a mix of other trees commonly found in this area. Forbs, browse, and cactus species include elbowbush, skunkbush, bumelia, and lotebush are all present to provide cover for wildlife. Native grasses include thick pockets of switchgrass, Texas wintergrass, dropseed, Indiangrass, and a variety of other grasses. Wildlife habitat and pastureland are exceptional and in excellent condition.

WILDLIFE: Hunting/viewing opportunities on the ranch include whitetail deer, dove, Rio Grande turkey, ducks and other waterfowl. Additional wildlife includes quail, feral hogs, and varmints that can be hunted year-round. The property is currently not leased for hunting.



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SHOOTING RANGE: The ranch features a long-distance rifle shooting range complete with a shooting bench and metal targets positioned for practice from 100 to 500 yards.

EQUIPMENT: The ranch will come with all the equipment one will need to plug and play on day one. Below is a list of all major items that will be included:

- Polaris XP 1000 4-seater
- Polaris XP 100 2-seater
- Scag Zero Turn mower
- Wacker-Neuson Boom Extending Loader
- Swisher 52-inch Country Cut mower
- DR Road Leveler
- 12-foot Metal flat bottom Fishing Boat with Trailer
- 16-foot Tandem Axil Trailer
- 4 HB Deer Blinds
- 1 All Seasons Deer Blind
- 5 HB Corn Feeders
- 4 HB Deer Protein Feeders
- 2 Homemade Deer Protein Feeders

RV HOOKUP: An RV hookup area is located just off the entrance road and features a rock pad suitable for campers of various sizes. The site includes a rural water hookup along with both 50-amp and 30-amp electrical service. The hookup area is situated next to an antique water tower from years past that adds to the property's character.

UTILITIES: Fort Belknap Water Co-op and Fort Belknap Electric service the home, barn and RV.

WIND FARM: A wind farm is located 5.6 miles to the southwest of the BFR Ranch.

NEAREST AIRPORT: Graham Municipal Airport is located approximately 15 miles to the east in Graham, Texas.

SCHOOL DISTRICT: Newcastle ISD

MINERALS: 25% of the mineral estate and executive leasing rights can be conveyed with an acceptable offer.



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PROPERTY TAXES: The ranch is Ag Exempt and 2025 taxes were \$7,095.06.

LEGAL DESCRIPTION: 331.34+/- acres being in the Abstract 601, TE&L Survey No. 354

PRICE: \$2,905,852.00 (\$8770 per acre)

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

CONTACT:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

(214) 361-9191 office

Jack Fautleroy- Broker Associate

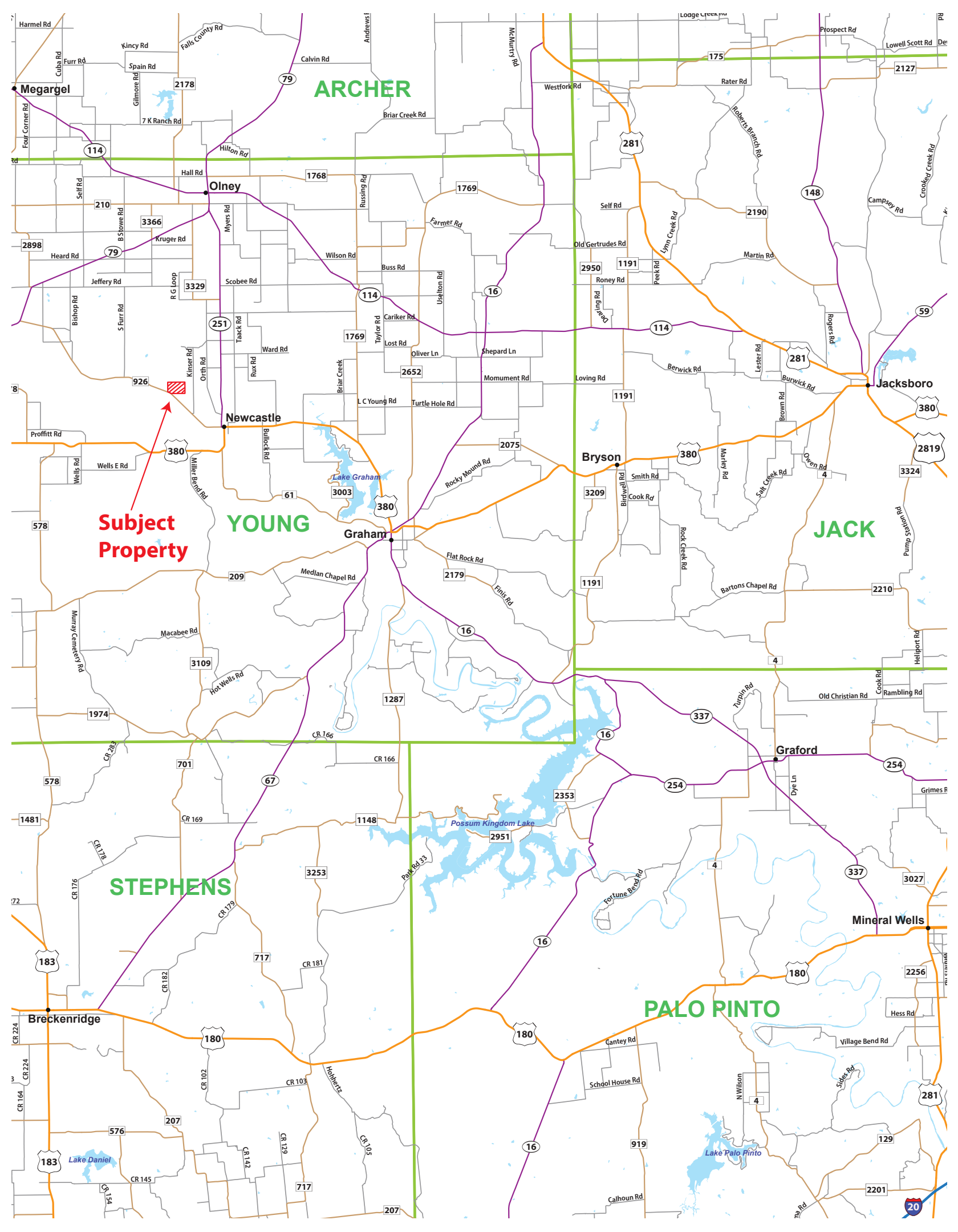
(940) 550-4432 mobile

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ARCHER

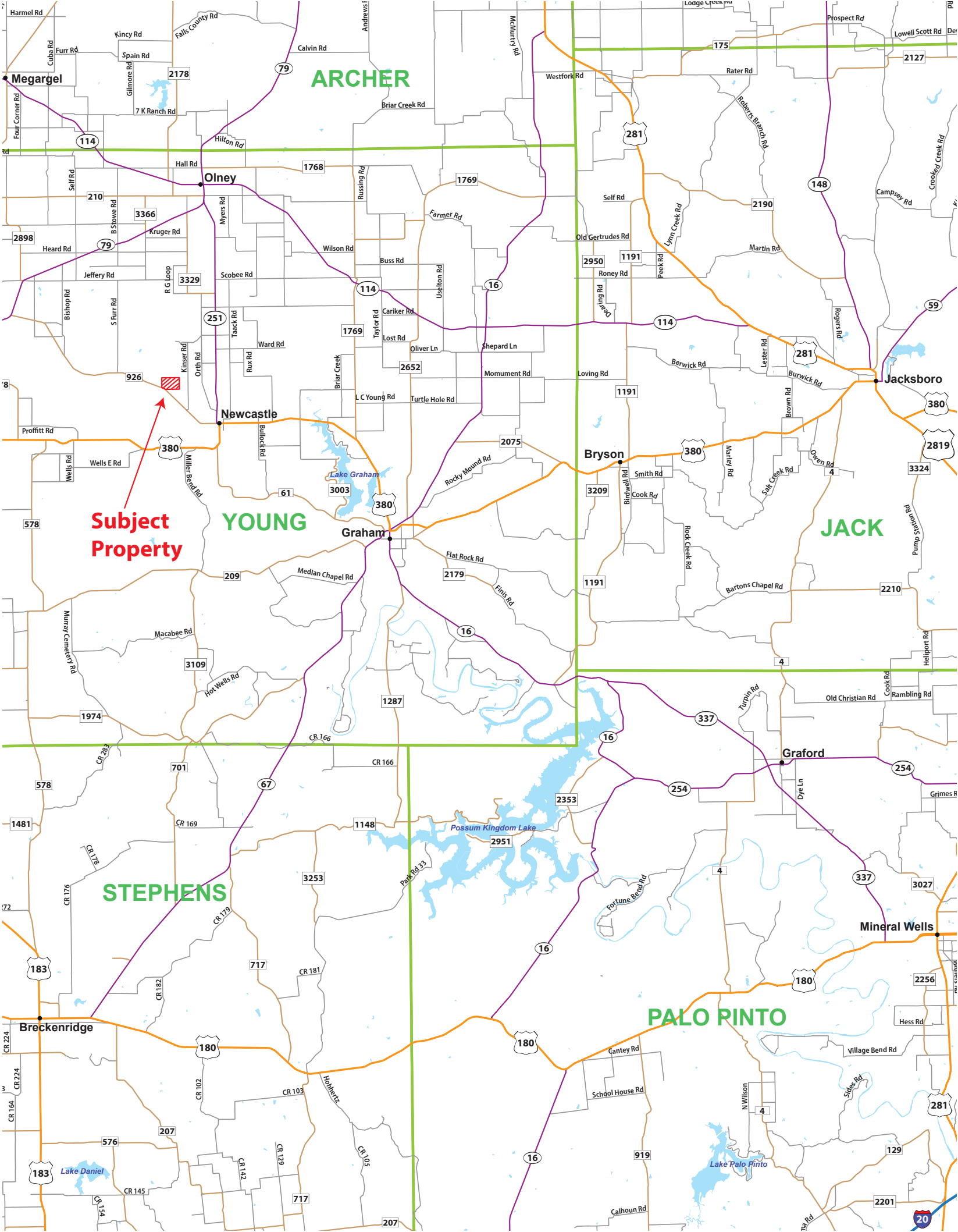
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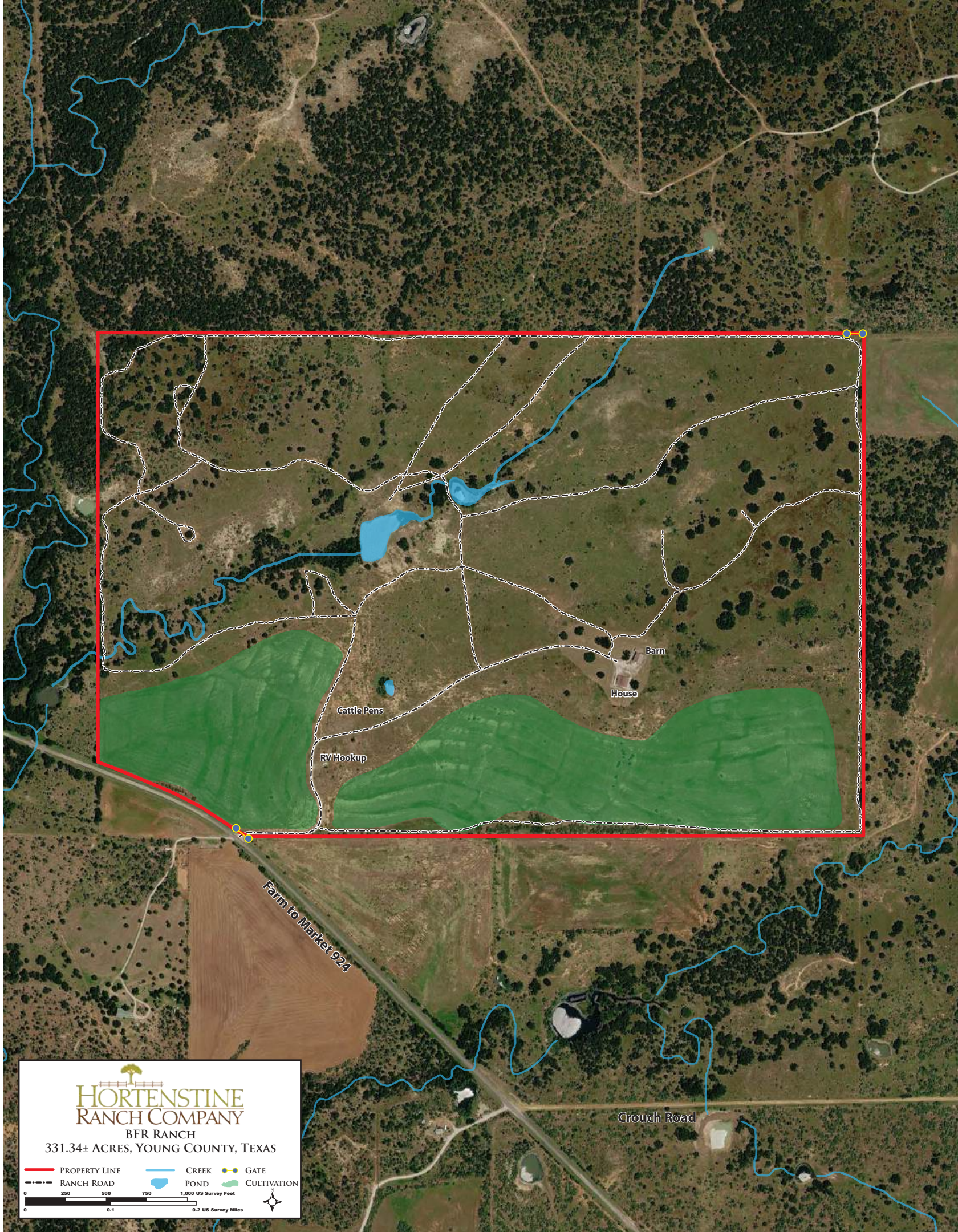
JACK

STEPHENS

PALO PINTO

Subject Property





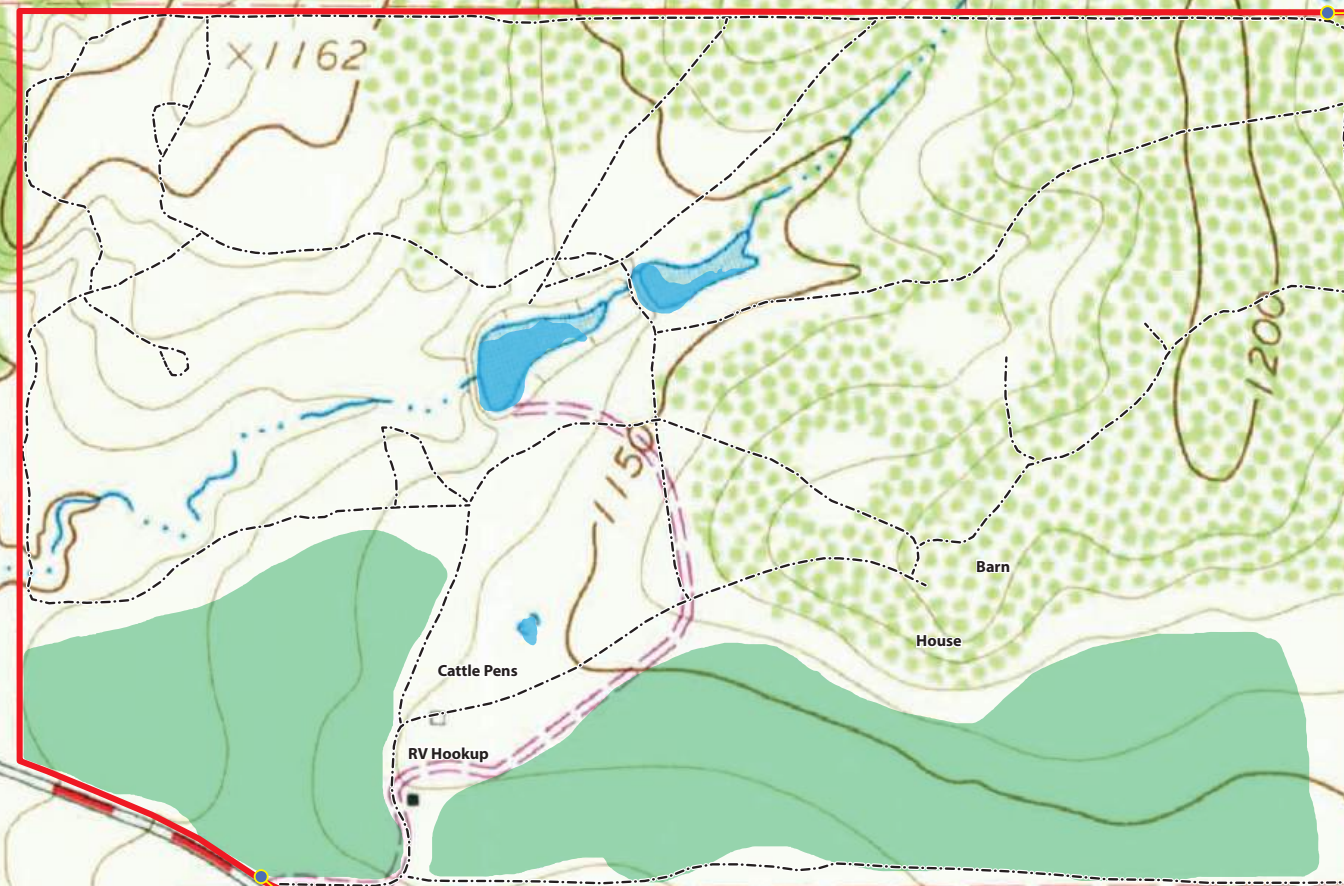
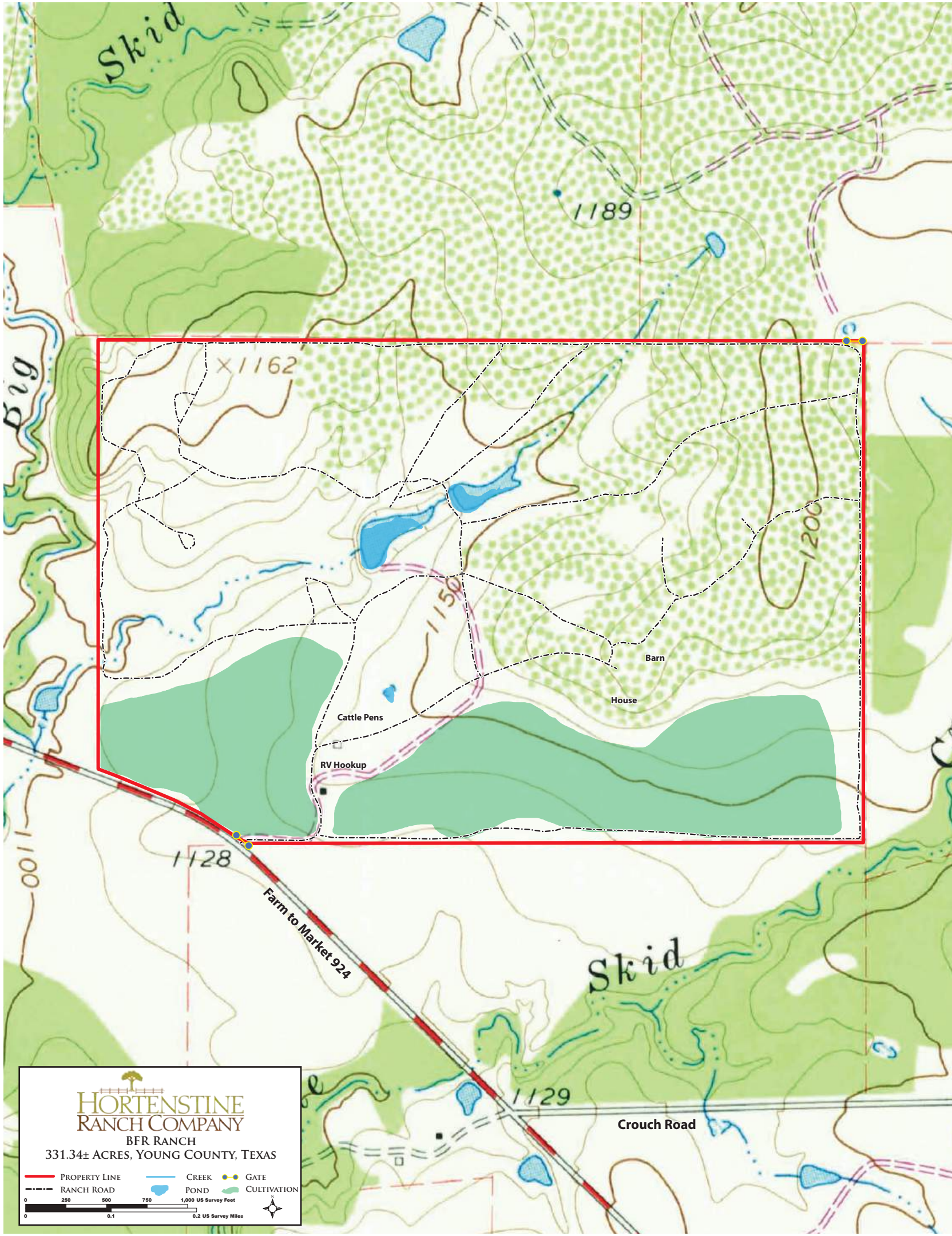
Farm to Market 924

Crouch Road


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— PROPERTY LINE — CREEK ● GATE
- - - RANCH ROAD ● POND ● CULTIVATION

0 250 500 750 1,000 US Survey Feet
0 0.1 0.2 US Survey Miles




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