

ROCKY MOUND RANCH

60.82± ACRES

YOUNG COUNTY, TEXAS

\$516,170




HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

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OVERVIEW: The Rocky Mound Ranch is a beautiful and diverse property offering a thick hardwood cover, big topography, stunning views, and excellent access. Located just north of Graham, Texas, the property is an easy commute from the Dallas/Ft. Worth metroplex. The Rocky Mound Ranch is one of the most appealing country home sites in Young County and an excellent spot for a full-time residence or weekend family retreat.

LOCATION: Approximately 5.5 miles northwest of Graham, Texas, the front gate is located along Rocky Mound Road, ~3.61 miles off of Hwy 16 North. Drive times from the metroplex are ~2 hours from Dallas and 1 ½ hours due west of Fort Worth.

DIRECTIONS: From Graham, Texas, proceed north on Highway 16 North for approximately 2 miles towards Loving, Texas. Turn right (east) on Rocky Mound Road and travel ~3.61 miles before reaching the ranch gate entrance on the left.

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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TERRAIN: Excellent topography is found throughout Rocky Mound Ranch, including a prominent hilltop in the front central portion. Upon entering the ranch gate, an all-weather road climbs over 60 feet to this top elevation point, the perfect spot to soak in impressive 360-degree views of the surrounding countryside. The hillside just past the entrance is covered with large post oaks, beautiful limestone rocks, and healthy native grasses. Meticulously groomed, the hilltop and front entrance hillside trees are clear of underbrush, and the oak tree canopy is lifted for optimal viewing. The ranch's interior has a thicker oak cover with an internal road system that allows easy access to all corners. Towards the back of the property, a 1.5-acre established food plot is in place for planting winter wheat or sunflowers for hunting seasons.

VEGETATION: Tree cover consists mainly of mature post oak trees with some scattered live oaks, mesquite, hackberry, and a small amount of cedar. Tree cover ranges from open-groomed areas to very dense areas. Forbs, browse, and cactus species include elbowbush, skunkbush, bumelia, prickly pear, and lotebush and are all present around this ranch, providing excellent wildlife habitat. Native grasses include switchgrass, Texas winter grass, and a variety of other native grasses. Wildlife habitat and pastureland are above average and in excellent condition.

STOCK WATER: One (1) small earthen stock tank is located in the central portion of this property, providing water for cattle and wildlife. Large limestone rocks and thick oak cover surround this earthen tank. Depending on rainfall amounts, this water feature is approximately half (1/2) an acre in size with a good solid rock base that holds water very well.



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WILDLIFE: Whitetail deer, turkey, hogs, dove, ducks, and native wildlife species are plentiful and provide ample hunting and viewing opportunities. The ranch is in an ideal location for several native wildlife species and varmint hunting of all kinds. The central earthen tank sits at the bottom of a deep draw and has an excellent limestone-sloping catch. The fish population in this body of water is unknown.

FENCING: Fencing is in good to poor condition. Most of the fence rows are older fences but still capable of holding cattle; however, a portion of the southern fence line is dilapidated and needs replacement to contain livestock.

INTERNAL ROADS & ACCESS: A well-designed road system moves you through this property. All interior roads have been recently bladed for a smoother driving experience. The overall look as you travel through the ranch is very pleasing, with thick cover areas opening up into nice big viewing areas at several points. The owner has recently added rock base from the entrance gate to a hilltop and potential future home site. Many improvements over the past years have improved access and viewing on this beautiful ranch. Rocky Mound Road runs along the ranch's east side, providing good access in all weather conditions.

SURFACE LEASES: No cattle or hunting lease is currently in place.

UTILITIES: A newly installed water meter is located at the front gate. A water line is already in place and runs from the meter to the hilltop or possible future homesite. Ft. Belknap Water Supply Comp out of Graham, Texas provides water to this property. Ft Belknap Electric has an electric pole along Rocky Mound Road across the road from the front gate. KC dumpster and trash collection services are available in the area.



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MINERALS: No minerals are believed to be owned by the seller.

SCHOOL DISTRICT: Graham ISD.

ESTIMATED TAXES: 2022 estimated taxes are \$78.86. Ranch is Ag Exempt.

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 the Listing Broker.

PRICE: \$8500 PER ACRE (\$516,970 TOTAL PRICE)

CONTACT:

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