

RIVER OAKS ON THE BRAZOS

193.56± ACRES
YOUNG COUNTY, TEXAS
\$3,750,000



(214) 361-9191
www.hrcranch.com

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GENERAL DESCRIPTION: General Description: River Oaks on the Brazos is a highly desirable one-of-a-kind Brazos River property upriver from Possum Kingdom Lake near Graham, TX. The land is 193.564 deeded acres surrounded by approximately 240 acres of Brazos River Authority land with miles of river frontage (survey can be provided upon request). Total useable acreage is 433 +/- acres with full access to the Brazos River. Upon entering the property, you

are greeted by some of the most majestic and mature live oak trees in all of Young County. Improvements include the owner's cabin, the trapper's cabin, the barracks, the gray home, God's Speed barn, the haybarn, the shop, the fish camp, and several other buildings. The land is diverse, and the owner has taken exceptional care of this property. Long Bend River Ranch is a needle in a haystack recreational paradise that cannot be replicated.

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LOCATION: The property is located a short distance above Possum Kingdom Lake in a private and secluded location just east of Graham at the end of Country Meadows Drive. Drive time is 2 hours from Dallas, 1 hour and 30 minutes from Fort Worth, and 15 minutes from Graham.

DIRECTIONS: From Graham, go southeast on Highway 16 for ~10 miles before turning right (southwest) on Country Meadows Drive. Continue for 2.5 miles until the road dead ends at the property's entrance. The address is: 1368 Country Meadows Drive, Graham, TX 76450.

WATER: Private access to 2.64 miles of Brazos River frontage. The Brazos River is believed to be around 5-6 feet deep. Airboats, johnboats, and pontoon boats may navigate this stretch of river at normal water levels. It is possible to take the river south until you enter Possum Kingdom Lake. There are 4- 5 stock tanks as well as shallow watersloughs perfect for waterfowl hunting. Groundwater is also good with two functioning water wells.

TERRAIN: There is a unique hill in the back of the property with 360-degree views approximately 40-50 feet above the river. Sandy soils are the dominant soil type, and sand deposits are available. The highest elevations are at the front of the property, where the improvements are located 50-60 feet above the river. Views to the west are spectacular looking over the field and across the river. At rougher, high elevations, the views are undisturbed and unobstructed. There are no homes, lights, or signs of humans for miles. The riparian area along the river is accessible via a road running parallel to the river. Upon going inland, you will find a good-sized fertile field perfect for growing hay or other crops for grazing, hunting, or harvest. The Brazos River is 1000 feet above sea level with approximately 60-70' of elevation change across the property.



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CABIN/MAIN HOUSE: A historic 1/1 cabin is in excellent condition with 1020 square feet of living space. There are stone fireplaces in the bedroom and living room, with central heat and air as well. This cabin is tastefully furnished and meticulously cared for. A 340 square foot front porch and thick, stone footing surround this building's perimeter, highlighting the stability of this structure. The master bathroom has a shower as well as a copper bathtub, a new water heater, and plumbing. Built-in cabinets and good closet space provide storage. The washer and dryer are concealed in the master bedroom for laundry. Floors and cabinets are made of pine, and heavy wood beams are found up high in the living room's elevated ceiling. A 19' X 25' carport is adjacent to the cabin for parking vehicles.

GREY HOUSE: Next to the carport is a 1140 sq ft 3-bedroom/ 2.5 bath home with a metal roof and a 119 sf covered stone porch. This farmhouse is comfortable and fully functional with a new water heater and plumbing. An ornate metal fence surrounds the home under the canopy of the large oak trees, with an impressive view off the porch.

TRAPPERS CABIN: A short walk away is this unique 544 sf cabin that was moved from across the river to a location next to the hay barn/ shop. The cabin is 1/1 with a small kitchen, a loft, and a window unit to keep things cool. A unique minnow bucket/ boatlight fixture creates an inviting setting. Outside of the trapper's cabin is an old scale used to weigh harvests and animals produced on this old working farm. A swing sits above this scale under a covered roof.



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THE BARRICKS: A short drive away is a rustic 1,430 square foot, 2 bedroom/2 bath building with a large great room in the middle with a living area, kitchen, and bar. A bedroom and bathroom are located at either end of the main area, as well as a laundry room with a washer/ dryer. Central heat and air keep this building climate-controlled. There are two new water heaters, new plumbing, and a new HVAC unit. The roof and exterior walls are tin, and there is a small fenced area with cedar posts.



FISH CAMP: A small building is located in this area with a concrete floor and roof. This is a unique little area near the southeast part of the property with a BRA lease for \$25-50 per year for the right to have the long dock running towards the river.

BARN: 42 X 44' Barn with shop, storage, hay loft, tack room, and an open pull-through for loading and unloading is functional with a feeling of years gone by.



OTHER STRUCTURES: Smokehouse is 12 X 12' with a metal roof. One bedroom log cabin with fireplace is 15' X 11'. Storm shelter is 18' X 13'. The stone pumphouse with water filtration equipment is 8' X 8'. The chicken coop, built out of stone and metal, is 13' X 39'. The garden with ornate metal fencing and cedar split rail fencing is 130' X 85'. These structures are all built to withstand the test of time.



PERSONAL PROPERTY: Some furniture, airboat, wildlife feeders, and other personal property may be available for purchase, but are not included in the asking price.

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FISHERIES: 3 of the ponds are stocked with bass, catfish, bluegills, sunfish, and fathead minnows. Fishing is believed to be good in these ponds. The Brazos River should also be a robust fishery with catfish, black bass, white bass, and more. There are carp and gar in the shallow sloughs that would make for exceptionally good archery fishing.

WILDLIFE: The current owners do not hunt the property. Wildlife includes deer, turkey, dove, ducks, predators, and a variety of songbirds. The cultivated area could be utilized as a dove field or wildlife food plot to attract game species. Hunting should be very good.

CULTIVATION/ LEASE: There is a 93+/- acre field with a smaller interior portion of this field being 14+/- acres. The owner currently leases the field, and the lessee bales hay on it. The 14 acres or the entire 93-acre field could be converted into crops, a wildlife food plot, or a dove field.

BRA LAND: The owner has free use of the BRA land, and the land is treated as though it is owned. There are approximately 240 +/- acres of BRA land wrapping around three sides of the deeded 193.564 acres of land. The owner has use of 433 +/- total acres.

MINERALS: No minerals are in the owner's possession. There are 5 +/- oil/ gas wells on the property with one lease and one operator. The impact of O&G production is minor. The operator comes in a different entrance and is very good to work with.

ENTRANCE & FENCING: Electric entrance with keypad. There is a stretch of high fence on either side of the main entrance providing additional privacy/ security. There is a secondary entrance .2 miles south of the main entrance that an oil and gas operator uses to check oil/ gas wells.

SCHOOL DISTRICT: Graham ISD



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UTILITIES: Electricity is provided by Fort Belknap Electric Cooperative. Internet service is provided by Broadband out of Graham. There are two water wells in good condition. One well provides water to all the improvements, and the other well runs water to a water trough. Water is filtered with a modern filtration system in place.

WATER WELLS: There are 2 water wells in place. One well provides water to all the improvements. The other well provides water to a water trough.

PROPERTY TAXES: \$7427.98 for the year 2024. The property is agriculturally 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 Listing Broker.



PRICE: \$3,750,000 (\$19,373 PER ACRE)

CONTACT:

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