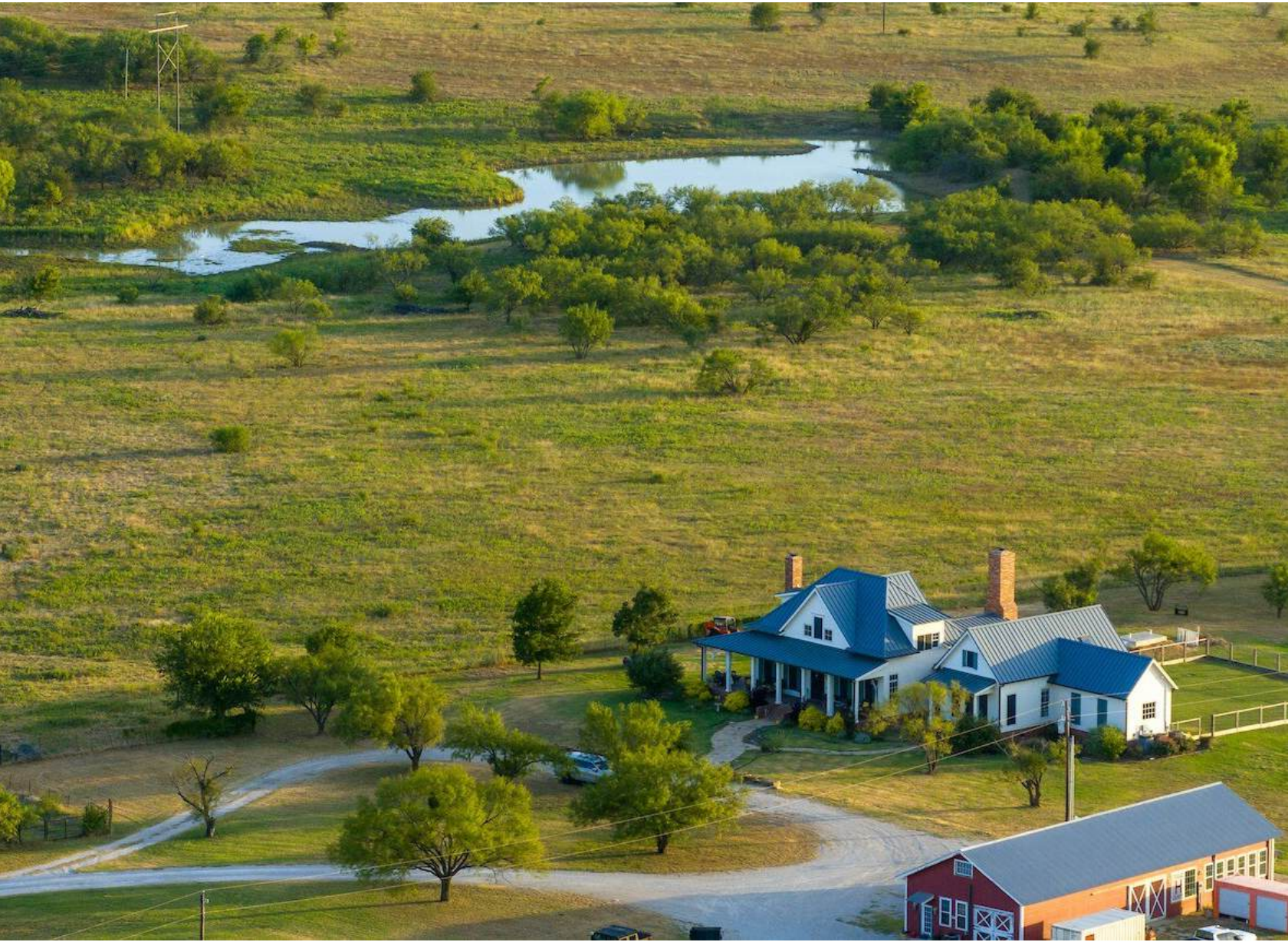


FARMHOUSE RANCH

161.62± ACRES

YOUNG COUNTY, TEXAS

\$1,950,000




HORTENSTINE
RANCH COMPANY

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

FARMHOUSE RANCH

YOUNG COUNTY, TEXAS | 161.62± ACRES



GENERAL DESCRIPTION: Conveniently located near Graham, an active small-town community in the western cross timbers region of Texas, the 161-acre Farmhouse Ranch offers the perfect balance of country charm and easy access to town and recreation. Just down the road lies Lake Graham, a well-known destination for anglers.

Perched on a high point, the farmhouse, with its expansive wrap-around porch, evokes the warmth of a classic southern homestead. With 72 windows, the home is filled with natural light and offers views of the changing sky, from peaceful mornings to glowing sunsets. No detail has been overlooked in this custom home, thoughtfully designed with entertaining in mind.

Steps from the house, you'll find a spacious 2,400-square-foot barn/workshop, an ideal space for storage, hands-on projects, or simply tinkering. Nearby, a fruit orchard, raised cedar flower beds, an indoor/outdoor air-conditioned chicken coop, and a newly built storm shelter add practicality to everyday country living.

With a scenic pond, excellent fencing, and a trail system to explore through 161 acres of gently rolling terrain, this ranch is as functional as it is beautiful. Its manageable size makes upkeep easy. Farmhouse Ranch lives up to its name with a picturesque home, versatile barn, and an unbeatable location.

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: About 5 miles west of Graham, Texas, just off Highway 380, the property sits 1 mile north of Lake Graham. It's an easy drive from the Metroplex—just over 2 hours from Dallas and 1.5 hours west of Fort Worth.

HOME: This 4,794-square-foot ranch home features 3 bedrooms, 2.5 bathrooms, and elegant wood floors throughout. The open-concept layout creates a warm welcome upon entering, and abundant windows fill the home with natural light, giving it a bright and airy feel.

The kitchen, living, and dining areas flow seamlessly into one another. The main kitchen is a chef's dream, equipped with two large Sub-Zero refrigerators, a spacious island, double ovens, a six-burner Capital stainless gas range, two dishwashers, an ice maker, a beverage fridge, and ample storage. Just off the main kitchen, a separate prep kitchen includes a large metal sink, another double oven, a butler's pantry, and additional storage.

Behind the kitchen, a cozy sitting room with a fireplace overlooks a fenced dog run. In the dining room, a double-sided fireplace connects the living room to the porch, creating an inviting space for gatherings that flow effortlessly indoors and out—perfect for crisp fall evenings.

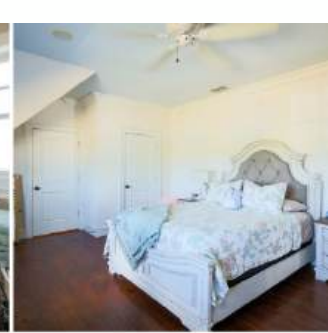
Down the hall, the master bedroom features vaulted ceilings and a spiral staircase leading to a loft, ideal for a home office or hobby space. The master bathroom offers a spacious layout with high-end finishes, a separate shower and bathtub, and a generous walk-in closet with a center storage island. The laundry room is located across the hall.

Upstairs, two additional bedrooms share a full Jack & Jill bathroom. An office space is just outside the bedrooms.

Outside is a newly built storm shelter, a fruit orchard, a large garden with raised cedar planter boxes, an air-conditioned chicken coop, a custom flagstone fire pit, and a spacious fenced dog run.



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BARN: The barn is a 2,400-square-foot, red, rectangular building with a concrete floor and newly installed windows. It features four roll-up doors that provide excellent ventilation and easy vehicle access. Inside, you'll find a full-size bathroom with shower and 3-phase power connections for high-capacity electrical needs. Two separate HVAC systems keep the space climate-controlled year-round.

This versatile building can be used as a hobby workshop, to operate a small business or to store an automotive collection or ranch vehicles and equipment.

TERRAIN: The property features rolling topography, with a high ridgeline centrally located at the farmhouse. From this elevated spot, you can enjoy expansive, unobstructed views. Just below the ridgeline meanders a branch of Briar Creek, which feeds into a scenic 2.5-acre stock pond. This tributary winds through much of the surrounding area in Young County before flowing into Lake Graham. On the ranch itself, a tributary of Briar Creek runs east to west through the center of the property, forming pockets of water and natural drainages.

The riparian zone along the creek is rich with mature mesquite and native plum trees, as well as thick grasses that enhance the land's natural character. To the north of the farmhouse, a cultivated pasture is maintained and planted seasonally. This northern section of the property is flat and open, with native grasses and scattered mesquite pockets. This portion is good for additional farming or development.



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VEGETATION: The landscape surrounding the farmhouse features a wide variety of bushes and trees. Plantings include yellow sweet clover, crepe myrtle, purple vitex, Texas sage, teacup roses, and various types of switchgrass. Around the home, the tree cover consists mainly of red oak and mesquite.

The native pasture is dotted with large mesquite and hackberry trees, along with scattered oaks and other species commonly found in the area. Forbs, browse, and cactus species—such as elbowbush, skunkbush, bumelia, and lotebush—are abundant and contribute to healthy wildlife habitat.

Grasses are well established, with dense pockets of switchgrass, Texas wintergrass, dropseed, Indiangrass, and other native varieties.



WATER: There are two stock ponds located on the property providing water for cattle and wildlife. The larger tank is in the central portion of the ranch, south of the farmhouse and is approximately 2.5 acres in size. The second tank, located directly behind the home, is approximately 1/2 acre in size and is just outside the home's perimeter fence. Currently, there is a 340-foot water well and well house in the south pasture that produces 48 GPM and has pipe installed to bring this well water to several locations on the property. This water well feeds all outside watering and irrigation systems. This property has excellent access to water in multiple forms.

WILDLIFE: Whitetail deer, turkey, hogs, dove, ducks, and native wildlife species are plentiful and provide great hunting and viewing opportunities. This property also provides excellent hunting for predators.

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FENCING: Fencing is in good to excellent condition. There is a cross fence separating the north and south pastures for cattle rotation. The farmhouse location has a perimeter fence in place to keep cattle away from the homestead. All fence lines are sturdy. Entrance gates are located on the eastern and northern fence lines.

ROADS & ACCESSIBILITY: The property has a fair system of roads to travel around the property. An all-weather rock road leads from FM 1769 to the farmhouse front door and barn. There are two entrances to the ranch: the main entrance on the east side off FM 1769, and a secondary entrance on the north side via Bryan Farm Road. Both provide reliable access in all weather conditions.

LEASES: There are cattle and farming leases currently in place, but can be canceled with the sale if desired.

WATER WELL: Water Well Drilling and Service out of Graham, Texas drilled the 340-foot-deep water well located on site. The well produces 48+ GPM and has an 8-inch diameter borehole. The water well has a pump in place and a nicely constructed well house in place.

UTILITIES: Ft Belknap provides co-op electricity and rural water services to this property currently.

MINERALS: Minerals are owned and negotiable. There is one active oil and gas well currently.



FARMHOUSE RANCH

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SCHOOL DISTRICT: Graham ISD

TAXES: Farmhouse Ranch is Ag Exempt and 2024 taxes are estimated to be \$12,061.46

PRICE: **\$1,950,000**

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:

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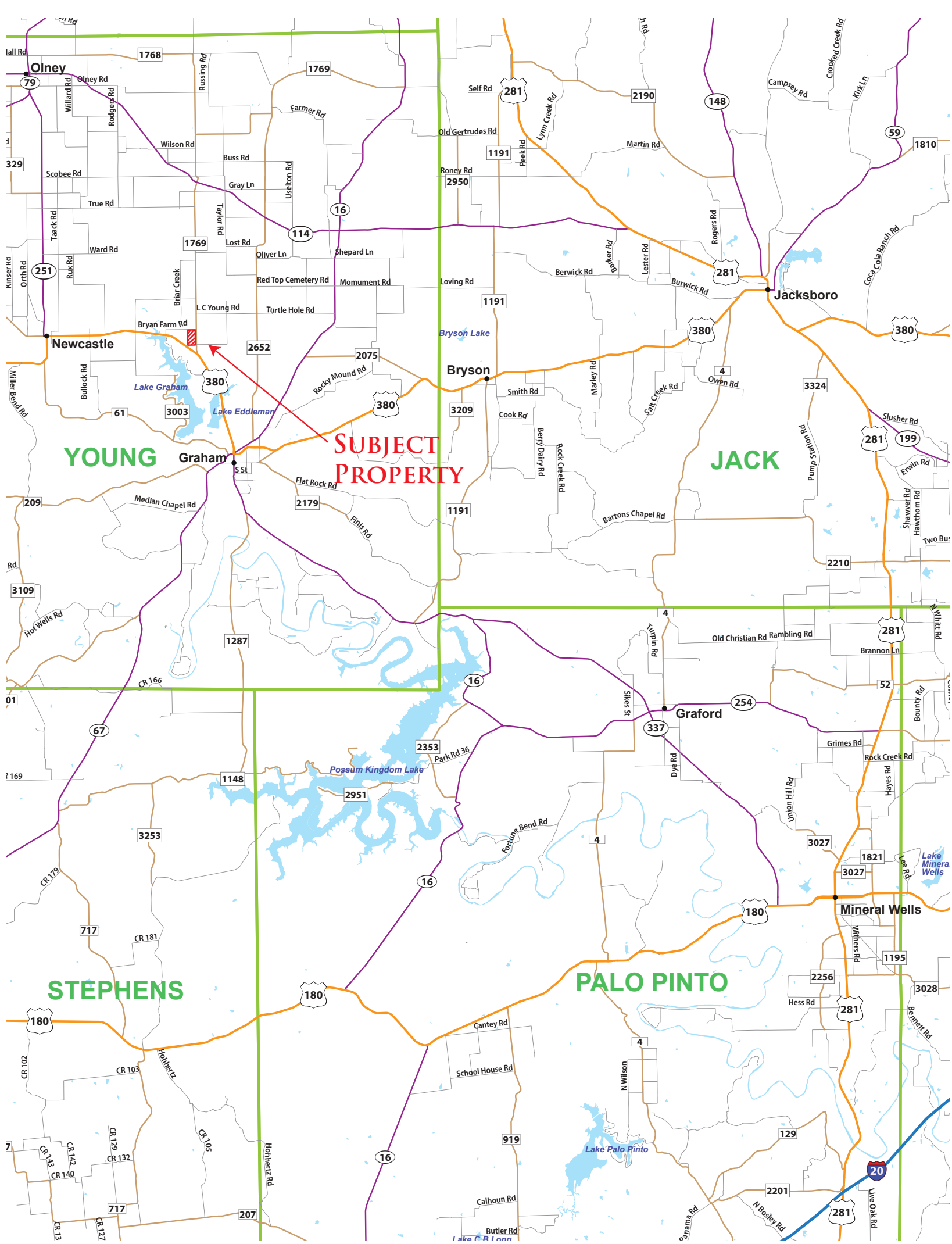
jack@hrcranch.com



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LAKE GRAHAM



Bryan Farm Rd

FM 1739

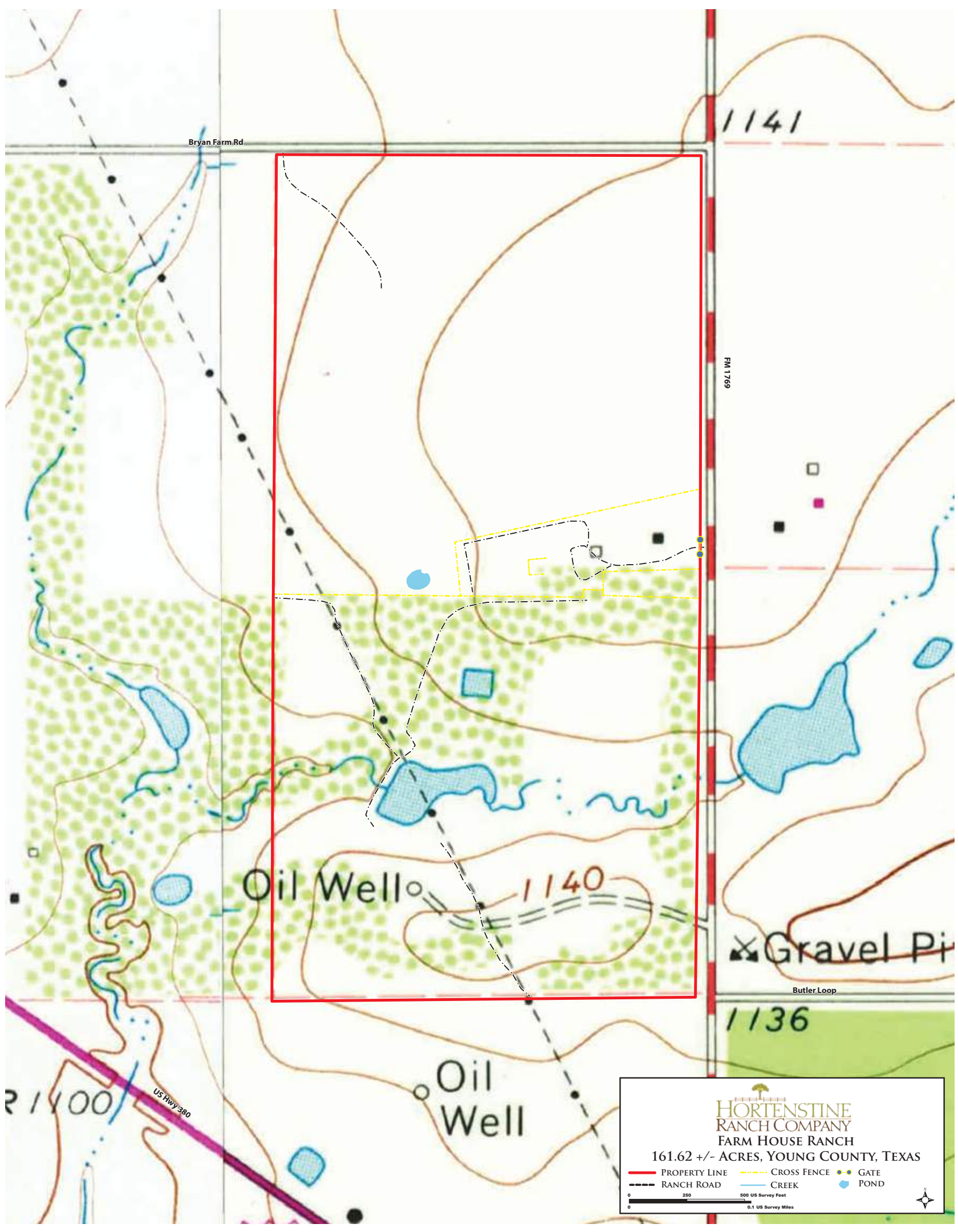
Butler Loop

US Hwy 80


HORTENSTINE
RANCH COMPANY
FARM HOUSE RANCH

161.62 +/- ACRES, YOUNG COUNTY, TEXAS





Bryan Farm Rd

1141

FM 1769

Oil Well

1140

Gravel Pit

Butler Loop

1136

Oil Well

US Hwy 390

1100



HORTENSTINE
RANCH COMPANY
FARM HOUSE RANCH

161.62 +/- ACRES, YOUNG COUNTY, TEXAS

PROPERTY LINE	CROSS FENCE	GATE
RANCH ROAD	CREEK	POND





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