

LONG BEND RIVER RANCH

189± ACRES
YOUNG COUNTY, TEXAS
\$3,500,000



(214) 361-9191
www.hrcranch.com

LONG BEND RIVER RANCH

YOUNG COUNTY, TEXAS | 189± ACRES



GENERAL DESCRIPTION: Long Bend River Ranch is a highly desirable one-of-a-kind Brazos River property located up river from Possum Kingdom Lake near Graham, TX. The land is 189± deeded acres surrounded by ~240 acres of Brazos River Authority land with miles of river frontage. Total useable acreage is 429± 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, gray home, God's Speed barn,

hay barn, shop, fish camp and several other buildings. The land is diverse and owner has taken exceptional care of this property. Long Bend River Ranch is a needle in a haystack recreational paradise that cannot be replicated.

LOCATION: 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 30 minutes from Fort Worth and 15 minutes from Graham.

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



LONG BEND RIVER RANCH

YOUNG COUNTY, TEXAS | 189± ACRES



DIRECTIONS: From Graham, go southeast on Highway 16 for approximately 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. Address is: 1368 Country Meadows Drive, Graham, TX 76450.

WATER: Private access to 2.64 miles of Brazos River frontage. Brazos river is believed to be around 5-6 feet deep. Airboats, john boats, 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 water sloughs perfect for waterfowl hunting. Ground water 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 dominate 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 of undisturbed and unobstructed views. There are no homes, lights, or signs of humans for miles. The riparian area along the river is accessible with 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.

VEGETATION: Massive live oaks, post oaks, pecan, elm, mesquite and cedar trees provide excellent wildlife habitat, shade and aesthetics. Native grasses and some coastal Bermuda can be found. There is some salt cedar along the river, but it appears to have been severely knocked back due to the last couple years of drought. Brush around the base of many of the ancient live oaks has been removed providing some of the prettiest shade trees your will find anywhere in the state. There are numerous live oaks and other mature trees that could be cleaned up to further highlight the beauty of these trees and property.



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



LONG BEND RIVER RANCH

YOUNG COUNTY, TEXAS | 189± ACRES

THE CABIN/MAIN HOUSE: Tastefully furnished and meticulously cared for, the historic 1/1 cabin offers 1020 square feet of living space with stone fireplaces in the bedroom and the living room, along with central heat and air. The 340 sf front porch and thick stone footing around the perimeter highlight this structure's stability. The bathroom has a shower, a copper bathtub, a new water heater, and plumbing. Built-in cabinets and ample closet space provide good storage. The washer and dryer are concealed in the master bedroom. Floors and cabinets are made of pine, and heavy wood beams highlight the living room's elevated ceiling. A 19' X 25' carport is adjacent to the cabin, perfect for parking vehicles.

GREY HOUSE: Next to the carport is an 1140 square foot 3 bedroom/ 2.5 bath home with a metal roof and a 119 sf covered stone porch. This farm house is comfortable and fully functional with new hot water heater and plumbing. There is also an ornate metal fence surrounding the home under the canopy of the large oak trees with an impressive view off the porch.

THE 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. Cabin is 1/1 with small kitchen, loft and a window unit to keep things cool. A unique minnow bucket/ boat light fixture creates an inviting setting. Outside of the trapper's cabin is an old scale that was used to weigh harvests and animals produced on this old working farm. A swing sits above this scale under a covered roof.



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



LONG BEND RIVER RANCH

YOUNG COUNTY, TEXAS | 189± ACRES

THE BARRICKS: A short drive away is a rustic 1430 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 washer/ dryer. Central heat and air keep this building climate controlled. There are 2 new hot water heaters, new plumbing and a new HVAC unit. 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 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. Barn 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'. Stone pumphouse with water filtration equipment is 8' X 8'. Chicken coop built out of stone and metal is 13' X 39'. 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.



LONG BEND RIVER RANCH

YOUNG COUNTY, TEXAS | 189± ACRES



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: 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 lessee bales hay on it. The 14 acres or entire 93-acre field could be converted into crops, wildlife food plot or dove field.

BRA LAND: The owner has free use of the BRA land and the land is treated as though it is owned. There is approximately 240+/- acres of BRA land and the center of the property is a 189+/- acres of deeded land. Owner has use of 429+/- total acres.

MINERALS: No minerals are in owner's possession. There are 4+/- oil/ gas wells on the property with one lease and one operator. Impact of O&G production are minor. Operator comes in a different entrance and is very good to work with.

ENTRANCE & FENCING: Electric entrance with key pad. 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 oil and gas operator uses to check oil/ gas wells.

SCHOOL DISTRICT: Graham ISD



LONG BEND RIVER RANCH

YOUNG COUNTY, TEXAS | 189± ACRES

UTILITIES: Electricity is provided by Fort Belknap Electric Cooperative. Internet service is provided by Broadband out of Graham. Trash service provided by Waste Connections.

WATER WELLS: Two water wells are in good condition. One well provides water to all the improvements, and the other well provides water to a water trough. Water is filtered with a modern filtration system. Five new water heaters were recently installed along with a lot of new plumbing,

PROPERTY TAXES: \$6340.59 for year 2023. 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: \$3,500,000 (\$18,518 PER ACRE)

CONTACT:

Hortenstine Ranch Company, LLC (Broker)
12740 Hillcrest Road, Suite 230
Dallas, TX 75230
214.361.9191 office

Blake Hortenstine- Broker/Partner
214.616.1305 mobile
blake@hrcranch.com

Jack Fauntleroy- Broker Associate
940.550.4432 mobile
jack@hrcranch.com

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







LONG BEND RIVER RANCH

189± ACRES

YOUNG COUNTY, TEXAS

\$3,500,000



Hortenstine Ranch Company, LLC (Broker)

HRCranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Blake Hortenstine- Broker/Partner

blake@hrcranch.com

Mobile: (214) 616-1305

Jack Fauntleroy- Broker Associate

jack@hrcranch.com

Mobile: (940) 550-4432

