

L & K RANCH
320± ACRES
YOUNG COUNTY, TEXAS
\$1,230,593



(214) 361-9191
www.hrcranch.com

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OVERVIEW: The L&K Ranch is a very beautiful and desirable property offering the best a recreational ranch can offer. Thick hardwoods, excellent topography, a seasonal creek and great access all combine to set this property above the rest. Located between Graham and Newcastle, Texas, access from the Dallas/ Ft. Worth area is convenient. The ranch is perfect for fishing, hunting, hiking or mountain biking. The L&K Ranch is one of the most beautiful properties in Young County and would make an excellent home location and country retreat.

LOCATION: L & K Ranch is located approximately 9.5 miles west of Graham, TX fronting on Hwy 380 in a quality area near Newcastle, Texas. Drive times from the metroplex are approximately 2 hours from Dallas and 1.5 hours due west of Fort Worth, Texas.

DIRECTIONS: From Graham, head west on Highway 380 ~9.5 miles to Rux Road. Turn right (or north) on Rux Road and travel one (1) mile. The southern entrance gate is located on the right. There are two entrances to the ranch located on Rux road.

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: L & K Ranch boasts excellent topography with a high ridgeline located in the southern portion of the property. Beautiful views and large limestone rock formations line the base of this hilltop. Lying just below this location runs Rattlesnake Creek. This is a tributary of Salt Creek that ultimately feeds Lake Graham located 1.5 miles to the east. This creek meanders through the heart of the ranch creating some nice deep draws from west to east. The riparian area along the creek is lined with mature elm and post oak trees and features beautiful limestone rock formations. Pastureland to the north is more open with native grass, scattered mesquite and scenic limestone outcrops.

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

WATER: There are two earthen stock tanks located on the property providing water for cattle and wildlife. The larger tank is located in the southern portion of the ranch and is approximately one (1) acre in size. The second tank is approximately ¼ acre in size. Rattlesnake Creek is a wet weather creek that creates nice pockets of water during the rainy season. Currently there is a shallow 30-foot water well in the north that can produce water for the cattle. There have been deeper producing water wells drilled just north and east of this ranch. A good water table is believed to be located between 200 to 300 feet in depth.



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WILDLIFE: Whitetail deer, turkey, hogs, dove, ducks, aoudad and native wildlife species are plentiful and provide great hunting and viewing. The aoudad population is believed to be the product of the Possum Kingdom fires in 2011. Several high fence game ranches released the aoudad during these fires and their populations have continued to grow in this area of Young County. Several have been seen on game cameras and the current hunters have confirmed one kill. This property also provides excellent hunting for varmints of all kinds. The ranch is in a good location for several wildlife species.



FENCING: Fencing is in fair to excellent condition. The south and east fence lines of the ranch have been recently replaced. The north and west fence lines are older but still hold cattle inside the property. There is no internal cross fencing.

INTERNAL ROADS & ACCESS: A good system roads provide good access around the property. Recent road work has improved internal access substantially. Rux road runs along the west side of the ranch allowing good access to the two entrance gates in all weather conditions.



SURFACE LEASES: A cattle and hunting lease is currently in place but can be canceled with the sale if desired.

WATER WELL & HAULING: Erwin water well service believes a good underground water supply is located between 200 to 300 feet in depth. Fresh water can also be delivered from M.I.P water service in Graham, Texas. 1000 gallons of fresh water cost \$150 delivered.



ELECTRICITY: Ft. Belknap Electric Cooperative provides electricity to this property currently. There is a meter located on the north side of the property by the cattle pens.

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MINERALS: Mineral ownership is unknown. There is no current oil and gas production currently.

SCHOOL DISTRICT: Newcastle ISD.

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: **\$3,695 per acre (\$1,182,000)**



CONTACT:

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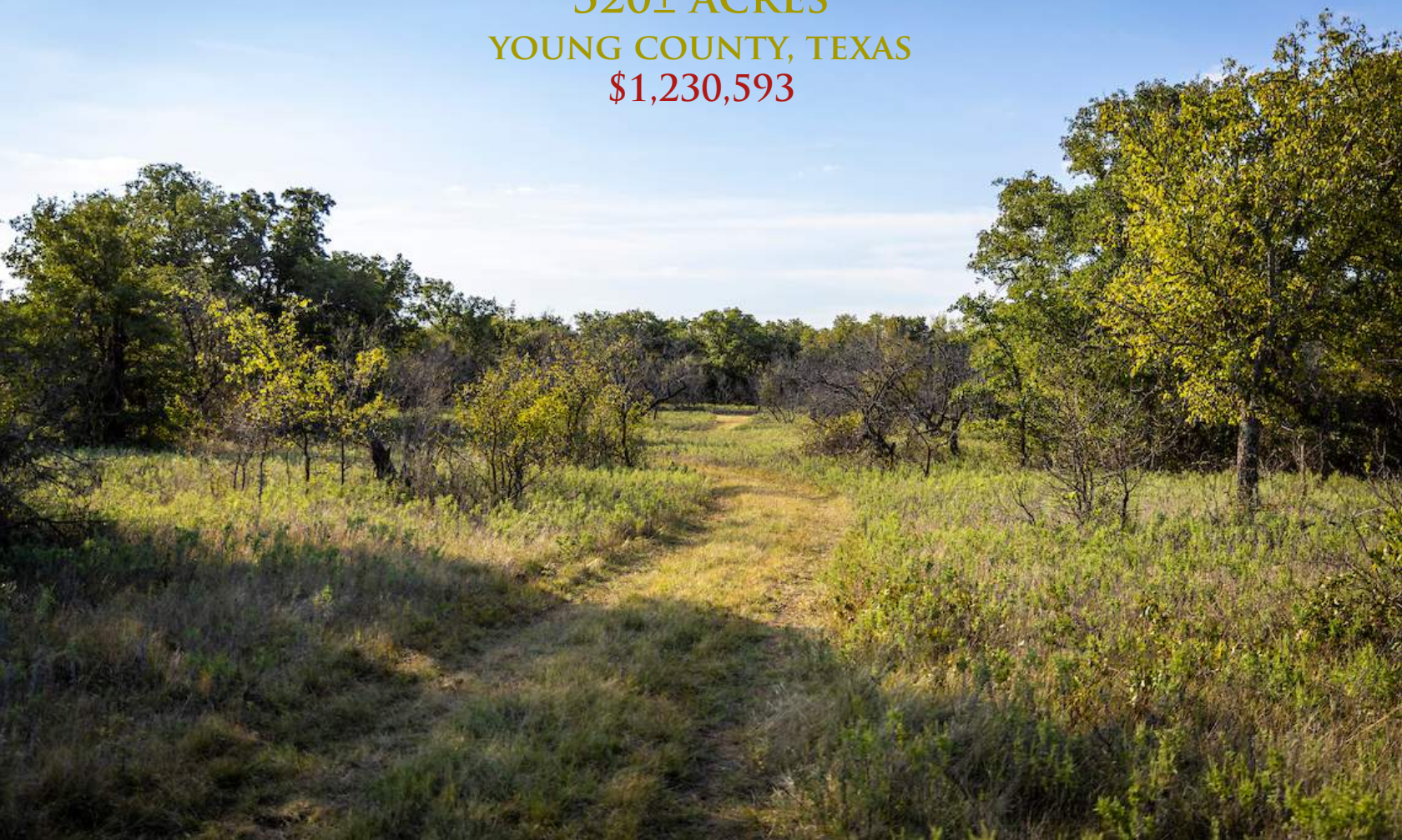
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