

Peacock Ranch  
001 Holder Rd  
Graham, TX 76450

**\$3,250,000**  
584± Acres  
Young County





**Peacock Ranch**  
**Graham, TX / Young County**

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**SUMMARY**

**Address**

001 Holder Rd

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

Hunting Land, Ranches, Recreational Land, Single Family,  
Residential Property

**Latitude / Longitude**

33.022014 / -98.828428

**Taxes (Annually)**

6068

**Dwelling Square Feet**

1621

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

584

**Price**

\$3,250,000

**Property Website**

<https://cfrland.com/detail/peacock-ranch-young-texas/56828/>



### **PROPERTY DESCRIPTION**

Tucked away in the serene countryside, Peacock Ranch has minimal traffic and undisturbed views, ensuring a peaceful retreat. The entrance, located at the end of a charming dirt road, winds through the main headquarters and climbs just enough to offer breathtaking views of the surrounding landscape. A beautifully remodeled home showcases delightful farmhouse architectural features, complemented by a spacious kitchen and dining area perfect for gatherings. The generous primary bedroom allows guests to unpack and settle in comfortably. With two additional bedrooms featuring full-sized bunk beds, there's ample space for everyone. A remarkable addition, especially here in Texas, is the elevator-accessible basement!

Peacock Ranch features a large, flat-topped hill that occupies the northwestern portion of the property, creating an oasis of seclusion for its charming house. The delightful backyard features the enchanting Catfish Pond. This captivating body of water is visible from the house, surrounded by majestic cottonwoods and a charming fishing dock, making it an ideal destination for relaxation and enjoyment. Just a short drive from the house, higher up the hillside, visitors can enjoy dramatic views and discover another fishing pond stocked with bass, complete with a dock. This portion of Young County is adorned with post oak-covered hills home to abundant wildlife, offering additional opportunities for recreation and potential water features.

The ranch's southern region has rolling elevations that contribute to the creation of four additional ponds through natural runoff. As the terrain varies, the tree cover shifts to a mix of elm and mesquite, punctuated by clusters of large live oaks. A dense post oak thicket serves as a natural barrier for wildlife, providing a tranquil environment for family and friends to explore.

New six-strand barbed-wire fences enclose Peacock Ranch, and a path outlines the perimeter. Headquarters features a pipe fence surrounding a metal shop renovated into comfortable living quarters with concrete flooring and insulation. Each of the four pastures is cross-fenced, allowing easy access via UTV roads to the various ponds and hunting blinds.

Located in Young County, just south of the Brazos River and north of the Clear Fork of the Brazos, this area is renowned for its exceptional whitetail deer population and rich wildlife. Peacock Ranch is a turnkey property, offering the privacy many desire in a ranch purchase, yet it remains a rare find for those seeking such an idyllic retreat.

### **-- RESIDENTIAL IMPROVEMENTS --**

- Home ~ 1,621 sq ft, 3 bed, 1 bath; Built-in '05, interior remodeled in '22
- 2022 Upgrades ~ appliances, roof, spray foam under roof, AC
- Basement ~ elevator to basement/laundry room
- Foundation ~ slab concrete, built for a 2-story home
- Porch ~ covered, cedar posts, wraps around S & E
- Driveway - paved and connected to house, caliche from entrance to barn
- Furnishings - gun safe, king bed, 4 full bunk beds, dresser, TV
- Fenced ~ metal fence around headquarters and house

### **-- WATER & TERRAIN & COVER --**

- Bass Pond ~ 1.5ac w/fishing dock-bass, perch
- Catfish Pond ~.75ac w/fishing dock-catfish, bass, perch
- Stock Tanks ~ 4 smaller tank/ponds; 75ac, .6ac, .5ac, .5ac
- Elevation ~ 90ft, wooded hilltop to rolling bottoms
- Tree Cover ~ 100% native; post oak, live oak, mesquite, elm, cedar & hackberry
- Underbrush ~ heavy; elbowbush, bumelia, skunkbush, lotebush, prickly pear
- Native Grasses ~ Owner grazed since '21

## -- RANCHING & HUNTING --

- Entrance ~ Holder Rd, electric gate, end of short road
- Workshop ~ 1,500 sqft ; insulated with living quarters
- Equipment Shed ~ 1,500 sqft; wood frame, sheet metal exterior
- New Perimeter Fence ~ 6-strand, high bottom wire, t-posts at 12ft centers
- Utilities ~ Fort Belknap electricity & water meter
- Blinds ~ 4 blinds, 4 corn feeders, 3 protein feeders-negotiable
- Deer ~ protein fed since purchased in '21
- Equipment Negotiable ~ tractor, batwing mower, mule, 4-wheeler

## -- MINERALS & WIND --

- Mineral Rights ~ no minerals owned
- Production ~ no current oil or gas production or lease
- Past Production ~ dry holes, plugged wells, no trash
- Pipelines ~ 4 pipelines: natural gas and crude oil
- Transmission Line ~ utilized as a road, potential shooting range
- Wind Rights ~ 100% owned & conveying
- Wind Production ~ turbines 4 mi N, barely visible due to elevation

## -- ACCESS & DISTANCES --

- Road Frontage ~ 12ft gate at the end of Holder Rd just off Macabee Rd
- Nearby Towns ~ 29mi NE of Breckenridge (airport), 23mi W of Graham (airport)
- Major Cities ~ 83mi SW of Wichita Falls (reg'l airport), 110mi W of Fort Worth (Intl airport)

**Broker's Comments** ~ Peacock Ranch is the ideal tract of land for a buyer looking to escape the sounds of civilization and just BE in the wilderness. This acreage carries the top characteristics in the area with oak coverage, dramatic elevation, lack of production, and fishable waters. This turn-key hunting ranch is secluded and private with no oilfield traffic or blinking lights in the views. ~ **Boone Campbell** [\(940\)-282-5500](tel:940-282-5500)





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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Boone Campbell

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## City / State / Zip

## NOTES

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