

Double LJ Ranch  
001 Holder Rd  
Graham, TX 76450

**\$3,299,999**  
584.020± Acres  
Young County





**Double LJ 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**

584.020

**Price**

\$3,299,999

**Property Website**

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



## **PROPERTY DESCRIPTION**

Nestled deep within the countryside, Double LJ Ranch cuts through significant land holdings with little to no thru traffic. An entrance at the end of a dirt road accesses the driveway leading through the headquarters and just far enough up the hill to provide vast countryside views without the hilltop winds. This remodeled house comes adorned with charming farmhouse architectural features and has a roomy kitchen and dining area. A sizeable primary bedroom lets one set out gear and unload quickly and comfortably. Guests have plenty of room, with two bedrooms fitting two sets of full-sized bunk beds currently used as bunk rooms. A unique extra, especially for Texas, is an elevator-accessible basement! A backyard extra is the nearby Catfish Pond, which has yet to dry. This extraordinary body of water sits within one's eyesight from the house with giant cottonwoods and a fishing dock.

A large, flat-topped hill encompasses the northwestern portion of the property and provides an oasis of seclusion for the charming house. A short drive from the house, further up the hillside, reveals dramatic views and another fishing pond loaded with bass and a dock. Postoak-covered hills hold ample wildlife and provide another draw with more surface water potential. Rolling elevation throughout the southern portion of the ranch offers multiple draws, supplying four other ponds with runoff. As the terrain rolls, the tree cover turns to a mix of elm and mesquites with large live-oak clusters. Another post oak thicket creates a natural barrier to holding wildlife on the ranch, even when riding through with family and friends.

Double LJ comes with new 6-strand barb-wire fences and a path around the perimeter. A pipe fence encloses the headquarters, including a metal shop with remodeled living quarters, concrete flooring, and insulation. Each of the four pastures is cross-fenced with UTV roads, providing access to the other ponds and hunting blinds. This portion of Young County, just south of the Brazos River and north of the Clear Fork of the Brazos, is well known for its outstanding whitetail and abundant wildlife. Double LJ Ranch is a turnkey ranch offering the kind of privacy most desire in a ranch purchase, yet only a few ever acquire the pleasure.

## **-- 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, not previously grazed

## **-- 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** ~ Double LJ 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:9402825500)

[Double LJ Ranch - Info Folder](#)  
[Double LJ Ranch - CAD Tax Info](#)





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Graham, TX / Young County



## Double LJ Ranch

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Boone Campbell

## Mobile

(940) 282-5500

## Office

(940) 549-7700

## Email

Boone@cfrland.com

## Address

801 Elm Street

## City / State / Zip

## NOTES

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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