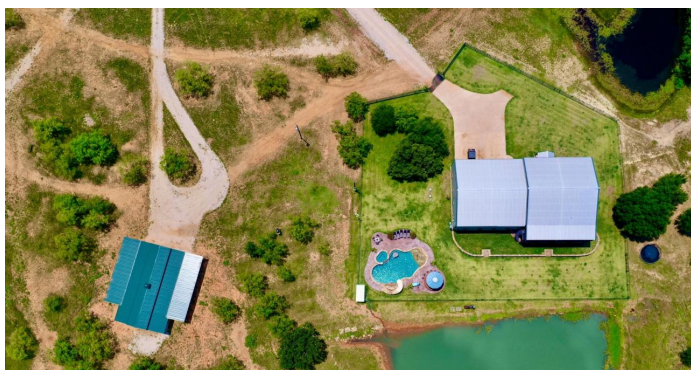


The Hill Ranch
1951 Hamilton Rd
Graham, TX 76450

\$1,350,000.00
245.720 +/- acres
Young County



The Hill Ranch
Graham, TX / Young County

SUMMARY

Address

1951 Hamilton Rd

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.0473037519256 / -98.9209169245198

Taxes (Annually)

5040

Dwelling Square Feet

4125

Bedrooms / Bathrooms

3 / 2.5

Acreage

245.720

Price

\$1,350,000.00

Property Website

<https://cfrland.com/detail/the-hill-ranch-young-texas/9197/>



PROPERTY DESCRIPTION

The Hill Ranch consists of outstanding hunting land with a luxury barndominium, pool, and horse barn. This area of Young County is quiet, peaceful, and, most of all, known for outstanding whitetail deer along with excellent dove hunting. The property lies just over a mile from (paved) FM 209 and is split by the rarely traveled Hamilton Road. The west side of the road contains 161+/- acres of raw, hunting land while the remaining 84+/- acres on the east side of the road boasts the metal barndominium, saltwater pool, horse facilities, and pole-barn. The 84 acres and home can be purchased separately as well.

A custom gated entrance leads you to the metal home flanked by two picturesque ponds, all surrounded by scenic pastures. The stunning, open-concept residential living space adjoins a shop/storage space with two extra-large roll-up doors. The open-concept living room flows into the gourmet kitchen/dining room outfitted with eye-catching granite countertops, an oversized island, two sink stations, and modern stainless steel appliances. Guests will be especially impressed with the unique features like the custom hand-made staircase, built-in Hibachi grill, and authentic cistern converted to a pool-side bar.

The land consists of rolling elevation with mature mesquites and scattered oaks. Fish Creek meanders through the eastern portion of this acreage with large hardwoods providing ideal turkey roosts and ample acorn production. The mix of mesquite cover provides multiple thick, well-hid areas for bedding as well as some semi-open areas for reliable grass production and the ability for blind and feeder set-ups without the work.

- RESIDENCE -

- Built-in 2014; 3 bedrooms / 2.5 baths
- 4,125 sqft of climate-controlled living space (per owner)
- 2,500 sqft of attached shop/storage (per YCAD) / potential to refurbish into additional bedrooms
- Luxury kitchen w/2 sink stations, double ovens, hibachi grill, ice-maker, french door refrigerator, dishwasher, & microwave drawer
- Open concept w/hand-scraped, hardwood floors
- Loft functions as a game room and/or a flex space
- Saltwater pool & spa w/waterfall, slide, semi-submerged table w/seating, & sloped entrance
- Custom cistern pool-side bar w/electricity & water
- Covered porch on main level & covered balcony on the second level, both overlook a pond
- Automated lawn sprinkler system & aerobic septic
- Internet (DSL 10Mbps) on-site by Brazos Communications

- COVER -

- *Tree Cover*--Moderate to heavy: Mesquite, live oak, hackberry, prickly ash
- *Underbrush/Browse*--Moderate to thick: lote bush, elbow bush, bumelia, some prickly pear
- *Native Grasses*--Grazed by owner

- TERRIAN -

- 50+/-ft of rolling elevation changes
- Draw running thru middle running into Fish Creek
- Live-oak mottes on Fish Creek and draw

- WATER FEATURES -

- 4,150 feet of Fish Creek
- 2 Ponds; 2 Small stock tanks
- Water to Barn; Automatic waterers in horse stalls
- Fort Belknap Co-Op Water Meter

- WILDLIFE -

- Superb whitetail and dove
- Turkey, duck, and quail
- Wild hogs and varmint
- Hunted by Owner

- RANCHING IMPROVEMENTS -

- Barn-3,000+/- sq ft-Concrete floors, automatic waters, electricity, washing stall
- Automatic Gated Entrance
- Completely Fenced-83.91 acres east of Hamilton Rd; 161.81 acres West of Hamilton Rd
- Fenced yard around home & pool

- MINERALS -

- 1 Producing oil well on western 161 acres
- 2 Pipelines-Natural gas
- No minerals owned to convey

- ACCESS -

- Entrance on east side of Hamilton Rd
- Gate on west side to 161 acres
- Listing Broker must be present at all showings or preview with Buyer's Agent.

- DISTANCES -

- 10 miles east of Woodson
- 21 miles north of Breckenridge (Closest Airport w/ Fuel & Service)
- 22 miles west of Graham (Airport w/ Fuel & Service)
- 26 miles southeast of Throckmorton (Airport)
- 39 miles northeast of Albany
- 108 miles west of Fort Worth
- 222 miles east of Midland

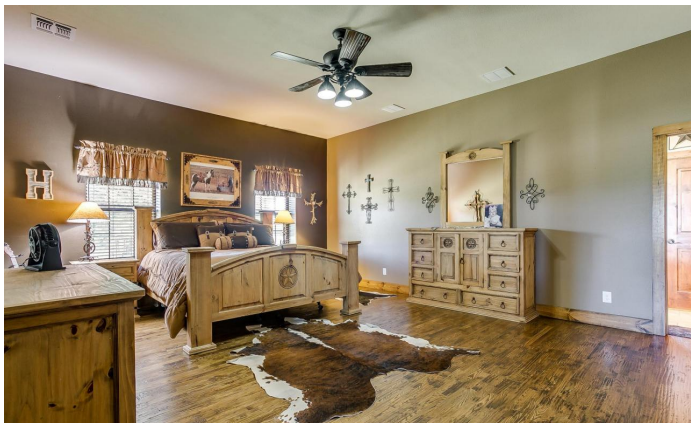
Listing Broker: Boone Campbell (940) 282-5500

No Trespassing. Please contact a Campbell Farm and Ranch team member for a showing. Campbell Farm and Ranch welcomes all cooperating agents and brokers.

*****Cooperating Agents and Brokers must make the first contact with the Listing Agent and be present at all showings to fully participate in the commission split.*****

The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes.

The Hill Ranch
Graham, TX / Young County



Locator Maps



Aerial Maps



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

Graham, TX, 76450

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
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CFRLand.com
