

The West Tyra Place
TBD FM 209
Graham, TX 76450

\$578,500
89± Acres
Young County



The West Tyra Place
Graham, TX / Young County

SUMMARY

Address

TBD FM 209

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.016831 / -98.918469

Taxes (Annually)

\$105

Acreage

89

Price

\$578,500

Property Website

<https://cfrland.com/detail/the-west-tyra-place/young/texas/90080/>



The West Tyra Place Graham, TX / Young County

PROPERTY DESCRIPTION

The West Tyra Place is a legacy property in Young County, Texas, offering the ideal blend of peaceful country living and outdoor recreation. Located just eight miles east of Woodson along FM 209, this 89-acre tract features a mix of moderate to heavy tree cover and native grasses that provide excellent forage for livestock while supporting outstanding wildlife habitat. Small clusters of mature oaks enhance the landscape, and two scenic tanks not only serve as reliable water sources but also offer rewarding spots for those who love to fish.

The property benefits from road frontage on both the south and west sides, with newly built roads and trails providing easy access throughout. An existing rural water meter on the property can be re-serviced, and rural electricity runs along FM 209, adding to its potential as an ideal setting for a future homesite.

Abundant wildlife, including whitetail deer, turkey, hogs, and other small game, thrives across the property, making it a dream destination for hunters and nature enthusiasts. Despite its tranquil setting, the tract is only 19 miles from Breckenridge and 23 miles from Graham, both vibrant small towns known for excellent shopping, dining, and welcoming communities. Fort Worth lies just 110 miles east, providing convenient access to big-city amenities.

Owned by the same family for generations, The West Tyra Place is now available for the first time in decades, providing a rare opportunity to secure a beautiful piece of Young County for your recreational ranch, weekend retreat, or permanent homestead. For added flexibility, the owner is also open to dividing the property to accommodate buyers seeking a smaller tract.

-- IMPROVEMENTS --

- Fences ~ 5-strand barbed wire, perimeter fence in excellent condition
- Gates/Accesses ~ Metal gates on the south side off FM 209 and the west side off Hamilton Road.
- Livestock Gathering Pens ~ Drive-through pens on the north side for easy handling
- Trails/Roads ~ Wide trails/roads recently built throughout the property
- Rural Water ~ Water meter on property - Ft. Belknap Water Supply - can be re-serviced
- Rural Electric ~ Ft. Belknap Electric Co-Op power lines along FM 209
- Fiber-Optics ~ Brazos Communications lines available along FM 209

-- WATER, COVER & TERRAIN --

- Surface Water: Two ponds, one measuring 1.5 acres when full and the other less than .5 acres when full.
- Tree Cover ~ 100% wooded; moderate cover of Mature Oaks, Hackberry, and Mesquite
- Native Grasses ~ Variety of desirable native grasses for wildlife grazing and bedding
- Soils ~ Tillman clay loam, Vernon clay, Markley fine sandy loam, Callahan loam, Jolly-Rock outcrop complex, Bluegrove fine sandy loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, turkey, hog, varmint, dove, quail, other small game
- Habitat ~ Thick stands of native grass for excellent bedding and grazing; desirable trees for excellent cover
- Elevation Changes ~ Minimal, mostly flat ground

-- MINERALS & WIND --

- Mineral Rights ~ No mineral rights owned to be conveyed



- O&G Production ~ No active production on property
- Wind & Solar Rights ~ 100% wind & solar rights convey
- Wind & Solar Production ~ No active turbines or solar panels

-- ACCESS & DISTANCES --

- Road Frontage ~ .4 mi on S side, FM 209; .5 mi on W side, Hamilton Rd
- Nearby Rivers & Lakes ~ 15 mi SW of the Brazos River; 17 mi SW of Graham Lake; 41 mi NW of Possum Kingdom Lake
- Nearby Towns ~ 8 mi E of Woodson, 19 mi N of Breckenridge, 23 mi SW of Newcastle, 23 mi SW of Graham, 24 mi SE of Throckmorton
- Major Cities ~ 72 mi NE of Abilene, 79 mi SW of Wichita Falls, 110 mi NW of Ft. Worth
- Airports ~ 25 mi NW of Graham Municipal, 74 mi NE of Abilene Municipal; 131 mi NW of DFW International

AGENT COMMENTS: Opportunities like this don't come around often, with small acreage, abundant surface water, and mature trees! Whether you're searching for a peaceful retreat, a future homesite, or a weekend getaway, this tract has it all. A true must-see for nature lovers. Call me today to schedule your private showing before it's gone!

Listing Agent -- Kathy Bailes [\(940\)-256-4958](tel:940-256-4958)



The West Tyra Place
Graham, TX / Young County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information 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. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
<https://cfrland.com/>
