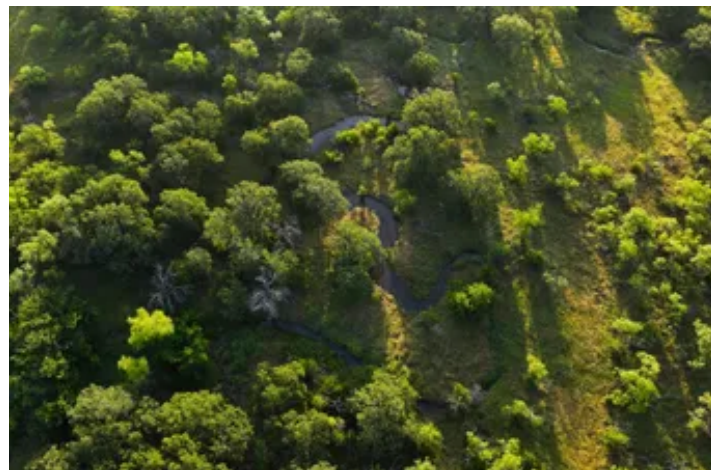


The Tyra Six Place
TBD FM 209
Woodson, TX 76491

\$300,000
37.500± Acres
Young County



The Tyra Six Place
Woodson, TX / Young County

SUMMARY

Address

TBD FM 209

City, State Zip

Woodson, TX 76491

County

Young County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.023275 / -98.911943

Taxes (Annually)

42

Acreage

37.500

Price

\$300,000

Property Website

<https://cfrland.com/detail/the-tyra-six-place-young-texas/83858/>



PROPERTY DESCRIPTION

Nestled on 37.5 scenic acres just 9 miles east of Woodson, Texas, along FM 209, this legacy property offers the perfect mix of peaceful living and outdoor adventure. Whether you're searching for a full-time residence, a weekend getaway, or a private hunting retreat, this versatile property has it all. The gently rolling landscape is blanketed with mature oak trees, offering natural beauty, privacy, and prime habitat for wildlife. The property features a well-sized pond and a seasonal creek that flows through the land, attracting whitetail deer, hogs, and other native game — a dream setting for hunters and nature lovers alike.

Wide roads and trails, recently built, cross the property, offering excellent access for ranching, recreation, or future building sites. Utilities, including water and electricity, are already in place along FM 209, making it easy to start building your dream home. With just the right amount of acreage to enjoy seclusion without being remote, the property is only 22 miles from Graham and 120 miles west of Fort Worth.

Owned by the same family for generations, The Tyra Six Place is ready for its next chapter. Come experience the rare opportunity to own a beautiful piece of Young County — your quiet escape, investment in land, or forever homestead awaits.

-- IMPROVEMENTS --

- Fences ~ 5-strand barbed wire, perimeter in good to fair condition
- Gate/Access ~ Newly installed metal gate; access is from the W side of FM 209
- Trails/Roads ~ Wide trails/roads recently built throughout the property
- Utilities ~ Ft. Belknap Electric Co-Op power lines, Ft. Belknap Water Supply Corp lines available along FM 209
- Fiber-Optics ~ Brazos Communications lines available along FM 209

-- WATER, COVER & TERRAIN --

- Surface Water ~ One pond, 1 ac when full; narrow, shallow creek, middle to east side of property, 1875 ft.
- Tree Cover ~ 100% wooded; moderate cover of Live Oak, Post Oak, Hackberry, Willow, Elm and Mesquite
- Native Grasses ~ Variety of desirable native grasses for wildlife grazing and bedding
- Soils ~ Truce fine sandy loam, Bluegrove fine sandy loam, Callahan loam, Vernon clay

-- 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
- Pictures & Videos ~ Game camera footage coming soon
- Elevation Changes ~ 20 ft elevation changes

-- MINERALS & WIND --

- Mineral Rights ~ No mineral rights to be conveyed
- O&G Production ~ No active production on property
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active turbines

-- ACCESS & DISTANCES --



- Road Frontage ~ .2 mi on E side, FM 209
- Nearby Rivers & Lakes ~ 13.5 mi SW of the Brazos River; 20 mi SW of Graham Lake; 40 mi NW of Possum Kingdom Lake
- Nearby Towns ~ 9 mi E of Woodson, 19 mi N of Breckenridge, 22 mi SW of Newcastle, 22 mi SW of Graham, 25 mi SE of Throckmorton
- Major Cities ~ 73 mi NE of Abilene, 82 mi SW of Wichita Falls, 120 mi NW of Ft. Worth
- Airports ~ 24 mi NW of Graham Municipal, 75 mi NE of Abilene Municipal; 133 mi NW of DFW International

AGENT COMMENTS: Opportunities like this are rare — small acreage with plentiful surface water, mature trees, and an unbeatable price! Whether you're looking for a peaceful retreat, a future homesite, or a weekend getaway, this property is a must-see for nature lovers. Don't miss out — call me today to schedule your private showing!

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



The Tyra Six Place
Woodson, TX / Young County



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Woodson, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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.

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.



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