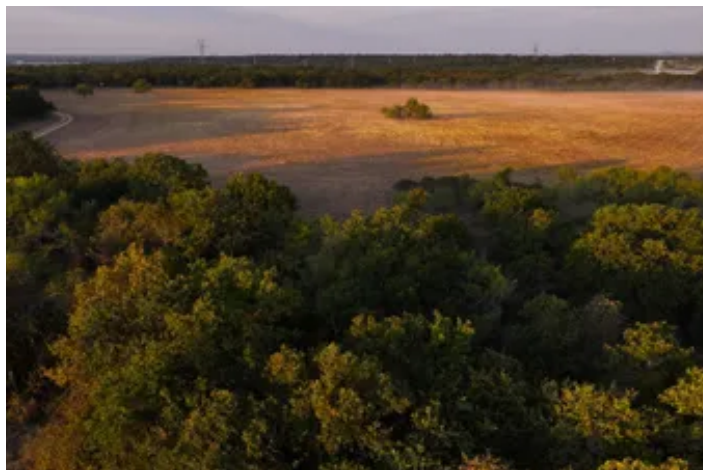


39.668 Acres Graham TX
0000 Rocky Mound Rd
Graham, TX 76450

\$436,348
39.66± Acres
Young County



39.668 Acres Graham TX
Graham, TX / Young County

SUMMARY

Address

0000 Rocky Mound Rd

City, State Zip

Graham, TX 76450

County

Young County

Type

Farms, Hunting Land, Ranches, Residential Property, Recreational Land

Latitude / Longitude

33.147623 / -98.52312

Dwelling Square Feet

770

Bedrooms / Bathrooms

1 / 1

Acreage

39.66

Price

\$436,348

Property Website

<https://www.mossoakproperties.com/property/39-668-acres-graham-tx-young-texas/89910/>



39.668 Acres Graham TX

Graham, TX / Young County

PROPERTY DESCRIPTION

39.668 Acres with Cabin in Graham, Texas

For more information regarding this listing please contact Keaton Livingston [469-734-3112](tel:469-734-3112)

Discover 39.668 acres of prime Young County land just 5 miles from Graham, offering the perfect blend of open pasture, wooded cover, and country seclusion. With 22 acres of pastureland, the property is well-suited for grazing livestock, cutting hay, or hunting. The remaining 17 acres are wooded, providing excellent wildlife habitat and recreational opportunities.

Tucked away at the back of the property sits a private and secluded 770 sq. ft. cabin. This 1-bedroom, 1-bath retreat includes a full kitchen and living room, making it the perfect weekend getaway or hunting cabin. Additional improvements include a storage shed and cattle pens for working livestock. The cabin is serviced by a water well, but a water meter is also installed at the front of the property, offering flexibility for future use.

With multiple additional build sites available, this property gives you the option to construct a new home while keeping the cabin as a guest house, rental, or retreat. Whether you're looking for a recreational getaway, a small ranching operation, or a place to build your dream home, this property offers versatility and potential. Conveniently located on a well-maintained road, it provides the peace and quiet of the country while being only minutes from Graham. Additionally there is 16 acres right next to the property that could be purchased.

Location

- 5 miles to Graham, TX
- 30 miles to Jacksboro, TX
- 65 miles to Fort Worth, TX
- 100 miles to Dallas, TX

Water

- Water well servicing the cabin
- Additional water meter at the front of the property

Improvements

- 770 sq. ft. cabin - 1 bed, 1 bath, full kitchen, living room
- Shed for storage
- Cattle pens for working livestock

Wildlife

- Deer
- Hogs
- Dove
- Small game

Current Use

- Recreational property
- Livestock grazing
- Weekend getaway

Potential Use



- Homestead or full-time residence
- Hunting and recreational ranch
- Cattle and hay production
- Investment property

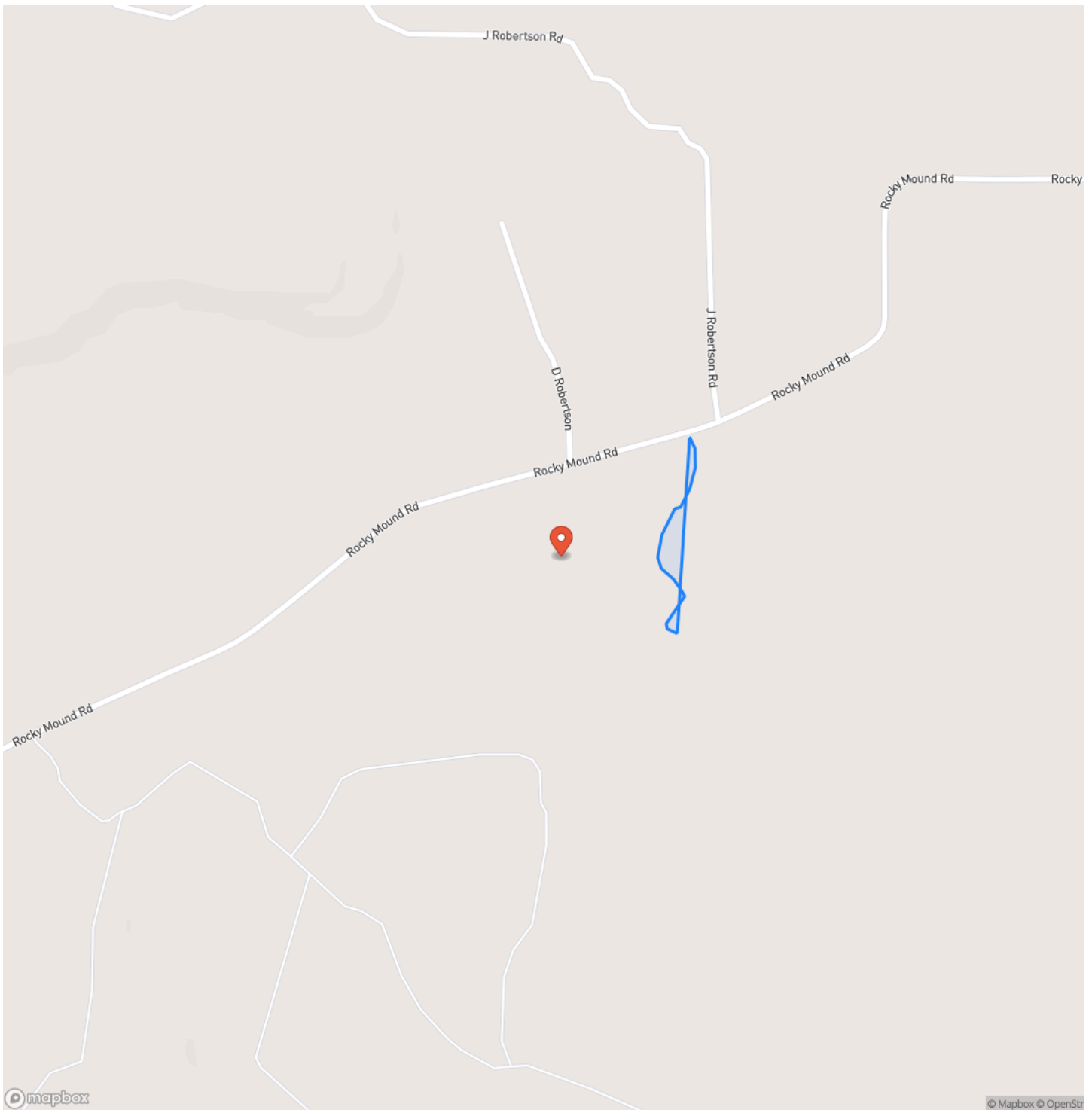
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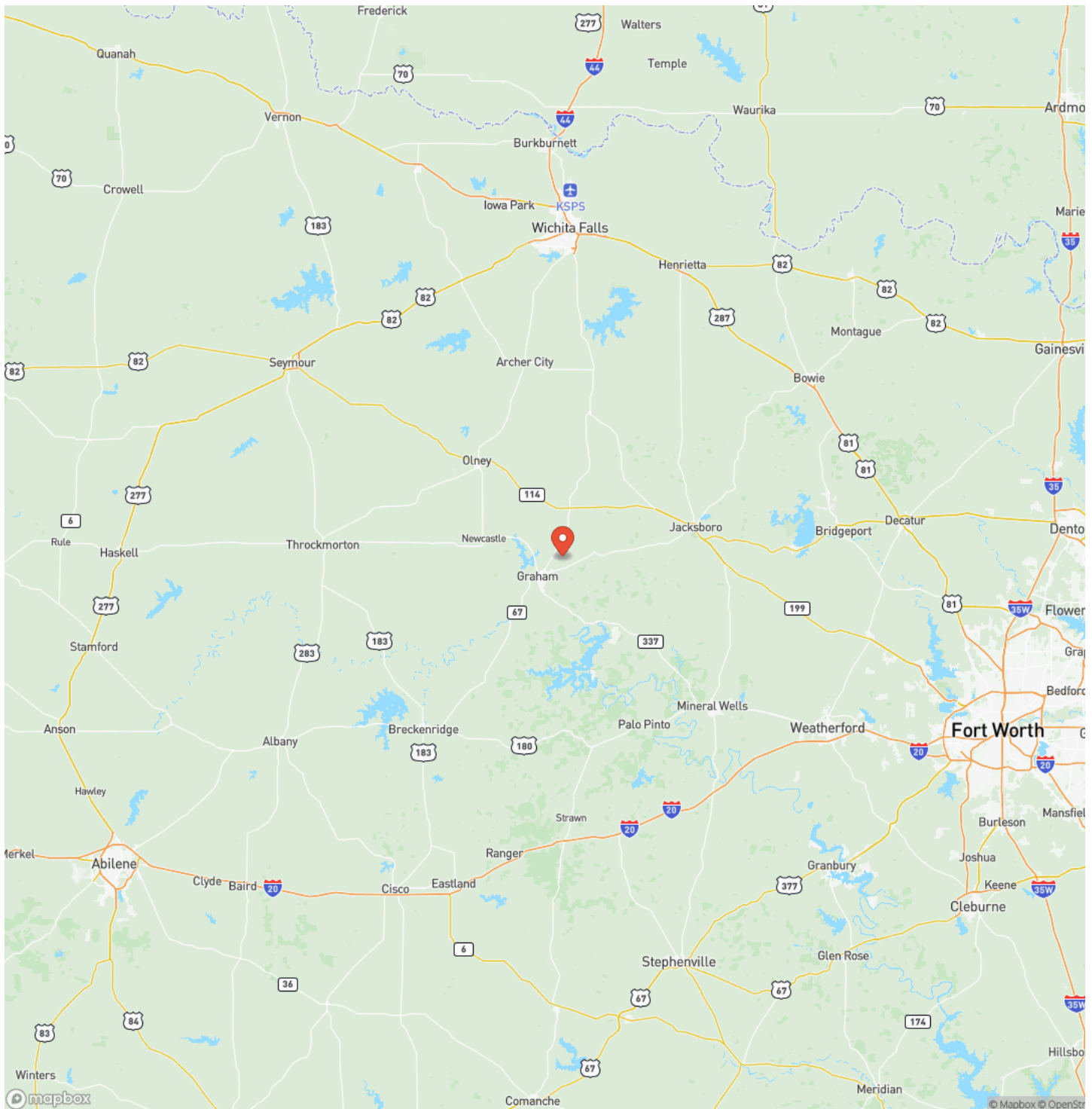
39.668 Acres Graham TX
Graham, TX / Young County



Locator Map



Locator Map



Satellite Map



39.668 Acres Graham TX

Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

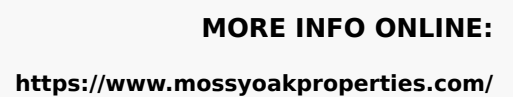
City / State / Zip

Denton, TX 76207

NOTES

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This image shows a blank 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

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



Mossy Oak Properties Lone Star Farm and Ranch

2140 CR 16

Childress, TX 79201

(833) 466-7389

<https://www.mossyoakproperties.com/>
