

**55 Acre Recreational Property and Home
Site**
TBD Fawn Trail
Graham, TX 76450

\$425,000
55 +/- acres
Young County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

55 Acre Recreational Property and Home Site Graham, TX / Young County

SUMMARY

Address

TBD Fawn Trail

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Recreational Land, Residential Property, Undeveloped Land, Timberland

Latitude / Longitude

33.1153731 / -98.5998282

Acreage

55

Price

\$425,000

Property Website

<https://moreoftexas.com/detail/55-acre-recreational-property-and-home-site-young-texas/25348/>



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PROPERTY DESCRIPTION

55 acres located just minutes from downtown Graham Texas. This secluded acreage allows you all the conveniences of the city as well as the opportunity to escape to your own paradise. The property is rich in character and has an abundant amount of wild game including deer, hogs, turkey and dove. With over 100 feet of elevation change on the property the views are bound to take your breath away. There are multiple build sites with water and electricity along Highway 61 and Fawn Trail, buyer to verify. You can access this property off of Fawn Trail with is a paved road inside of Spivey Hill. A road has been cleared off of highway 61 that leads you up to a potential build site as well. Do not miss out on this opportunity to own your own property so close to town.

LOCATION:

- Located in Young County
- 1.5 miles from Graham
- 60 miles from Wichita Falls
- 90 miles from Fort Worth
- 119 miles from Dallas

WILDLIFE:

- Great whitetail deer, turkey hog and dove hunting.
 - This property has exceptional cover for all wild game.

CLIMATE:

- 31 inches of rain per year
- 244 Sunny days per year

UTILITIES:

- Buyer to verify water and electricity along Highway 61.



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MINERALS:

- No minerals convey with property.

VEGETATION:

- Mix of hardwood and native grasses.

TERRAIN:

- Over 100ft of elevation change.

SOILS:

- Mixtures of sandy loam can be found on the property.

IMPROVEMENTS:

- Driveway
- Multiple cleared build sites

CURRENT USE:

- Hunting property

POTENTIAL USE:

- Hunting property
- Homesite

ACCESS:

- Fawn Trail inside of Spivey Hill Neighborhood
- Access off Highway 61

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.



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For more information on the property

Keaton Livingston: 469-734-3112

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: 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 an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

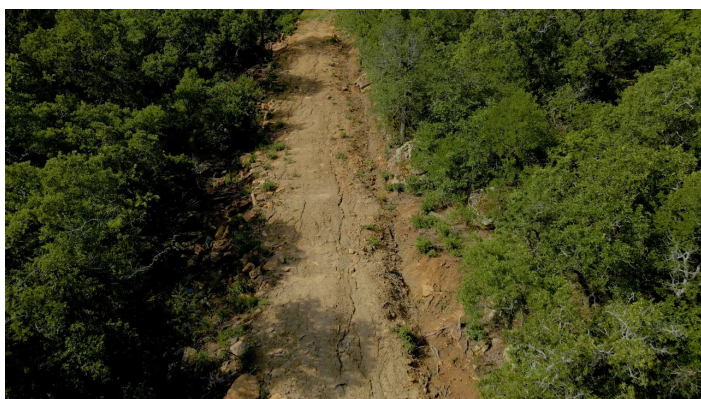


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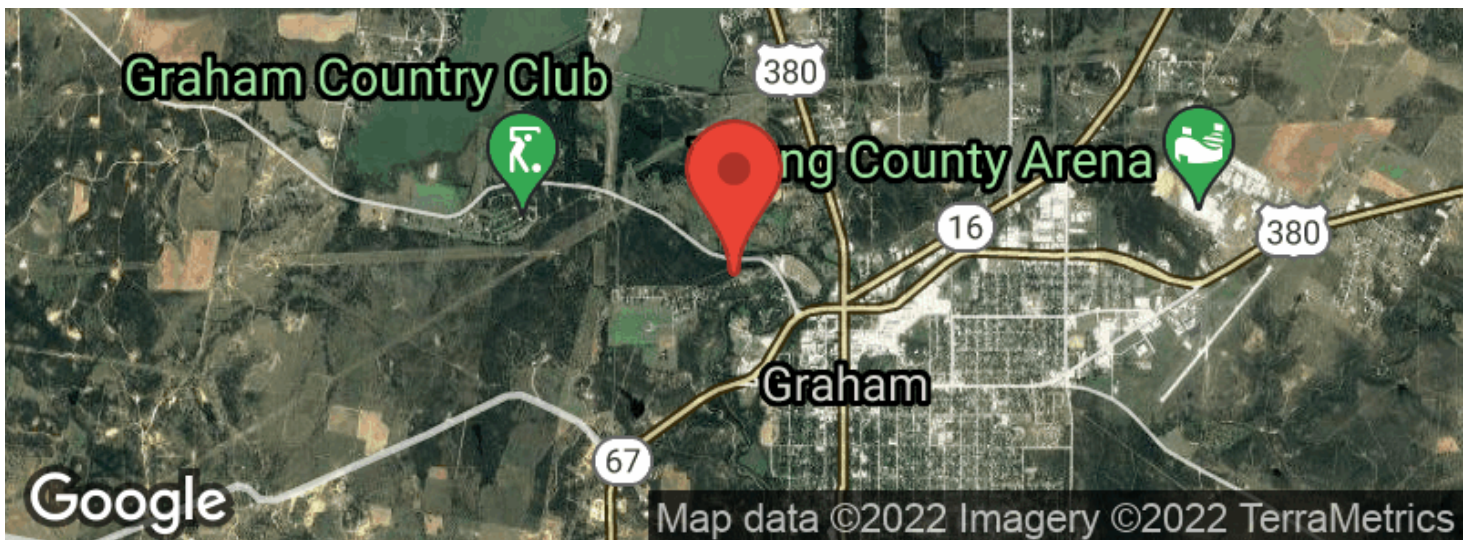
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Locator Maps



Aerial Maps



55 Acre Recreational Property and Home Site
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

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.



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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
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