

Spivey Hill Ranch – 53.97 Acres Graham, TX
0000 FM 61
Graham, TX 76450

\$550,494
53.970± Acres
Young County



Spivey Hill Ranch – 53.97 Acres Graham, TX
Graham, TX / Young County

SUMMARY

Address

0000 FM 61

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.117998 / -98.608177

Acreage

53.970

Price

\$550,494

Property Website

<https://www.mossyoakproperties.com/property/spivey-hill-ranch-53-97-acres-graham-tx-young-texas/84861/>



Spivey Hill Ranch – 53.97 Acres Graham, TX

Graham, TX / Young County

PROPERTY DESCRIPTION

Spivey Hill Ranch – 53.97 Acres with Big Views Just Minutes from Graham, TX

Welcome to Spivey Hill Ranch, a versatile 53.97-acre ranch located just 1.7 miles outside the city limits of Graham, Texas. With over 100 feet of elevation change, thick hardwood cover, and panoramic views for miles, this property offers a rare opportunity for recreation, investment, or building your dream home on a private hilltop.

The ranch features a cliffside homesite that provides great sunrise and sunset views, ideal for a future home with a back porch overlooking Young County. The ranch's terrain includes dense oak and mesquite cover, making it a haven for wildlife and hunting. Whether you're pursuing trophy whitetail deer, turkey, or hogs, this property offers excellent habitat with established bedding areas, food plot locations, and a half-acre pond that draws game and offers great fishing.

Spivey Hill Ranch is easily accessible with three separate entrances, including paved frontage on FM 61 and a quiet access point via Deer Lane in the Spivey Hill neighborhood, making it well-suited for potential subdivision. Internal trail systems run throughout the ranch, giving you full access to every corner of the property for hunting, riding, or exploring.

Whether you're a hunter, investor, or someone looking for a piece of Texas land to call home, Spivey Hill Ranch offers endless potential just minutes from town.

LOCATION:

- 1.7 miles from Graham, TX
- 38 miles from Possum Kingdom Lake
- 95 miles from Fort Worth

WATER:

- One half-acre stocked pond

CLIMATE:

- Average 32 inches of rainfall per year

UTILITIES:

- Co-op electricity available
- Co-op water line along FM 61

WILDLIFE:

- Whitetail deer
- Rio Grande turkey
- Feral hogs
- Dove

MINERALS:

- No minerals convey

VEGETATION:

- Mature hardwoods including oak and mesquite
- Native grasses and forbs for wildlife

TERRAIN:

- Over 100 feet of elevation change
- Dramatic ridges, hillsides, and scenic cliffs

SOILS:

- Sandy loam and rocky outcrops

IMPROVEMENTS:

- Internal trail system
- Multiple gated entrances

CURRENT USES:

- Recreational hunting ranch
- Weekend retreat

POTENTIAL USES:

- Hunting ranch
- Private homesite with views
- Rural investment or subdivision

NEIGHBORS:

- Residential neighborhood on one side (Spivey Hill neighborhood)
- Larger ranches to the north and west

FENCING:

- Good condition perimeter fencing on 3 sides

ACCESS:

- FM 61 paved road frontage
- Access via Deer Lane
- Multiple gated entry points.

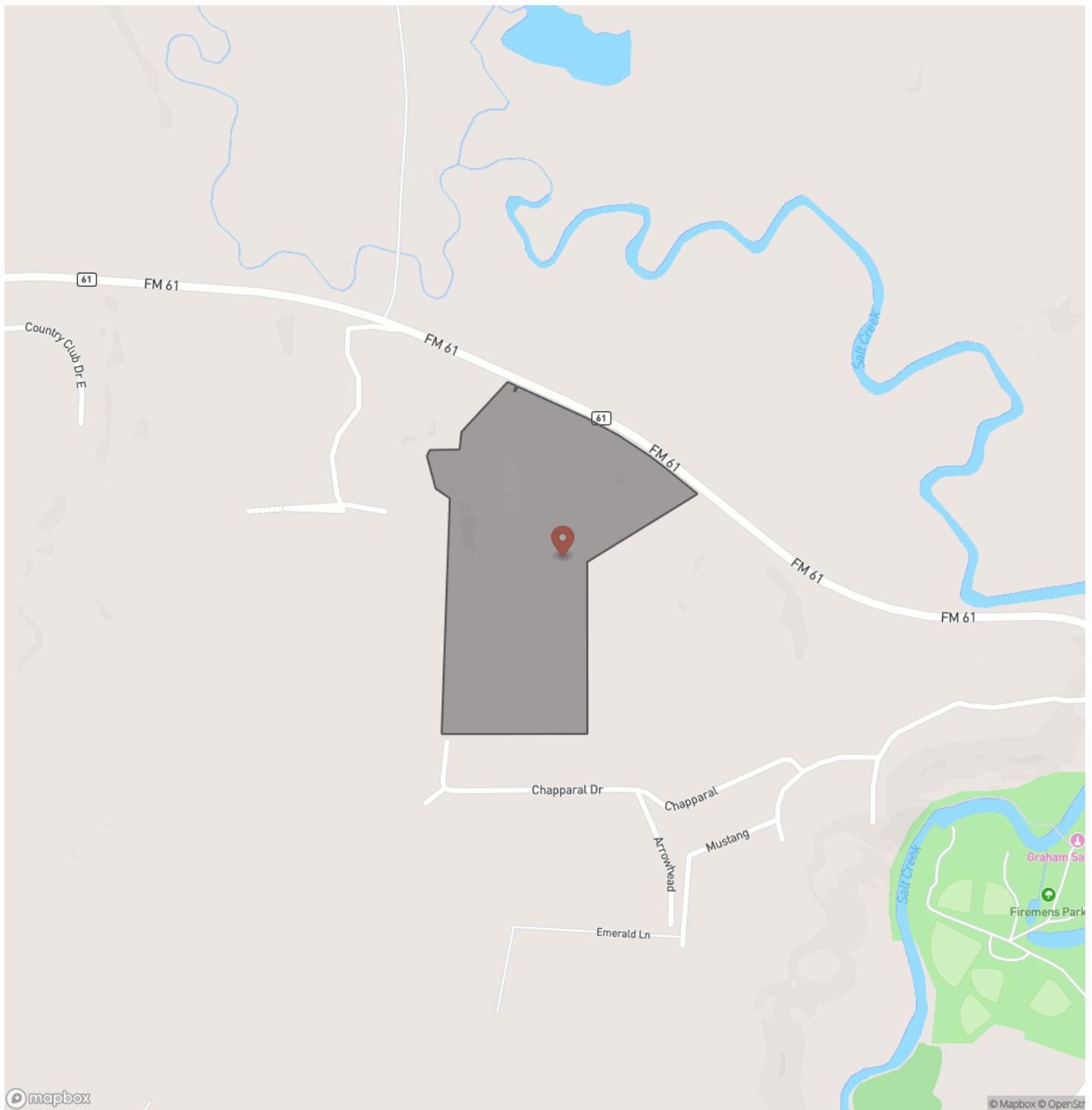
For more information on the property:

Keaton Livingston: [469-734-3112](tel:469-734-3112)

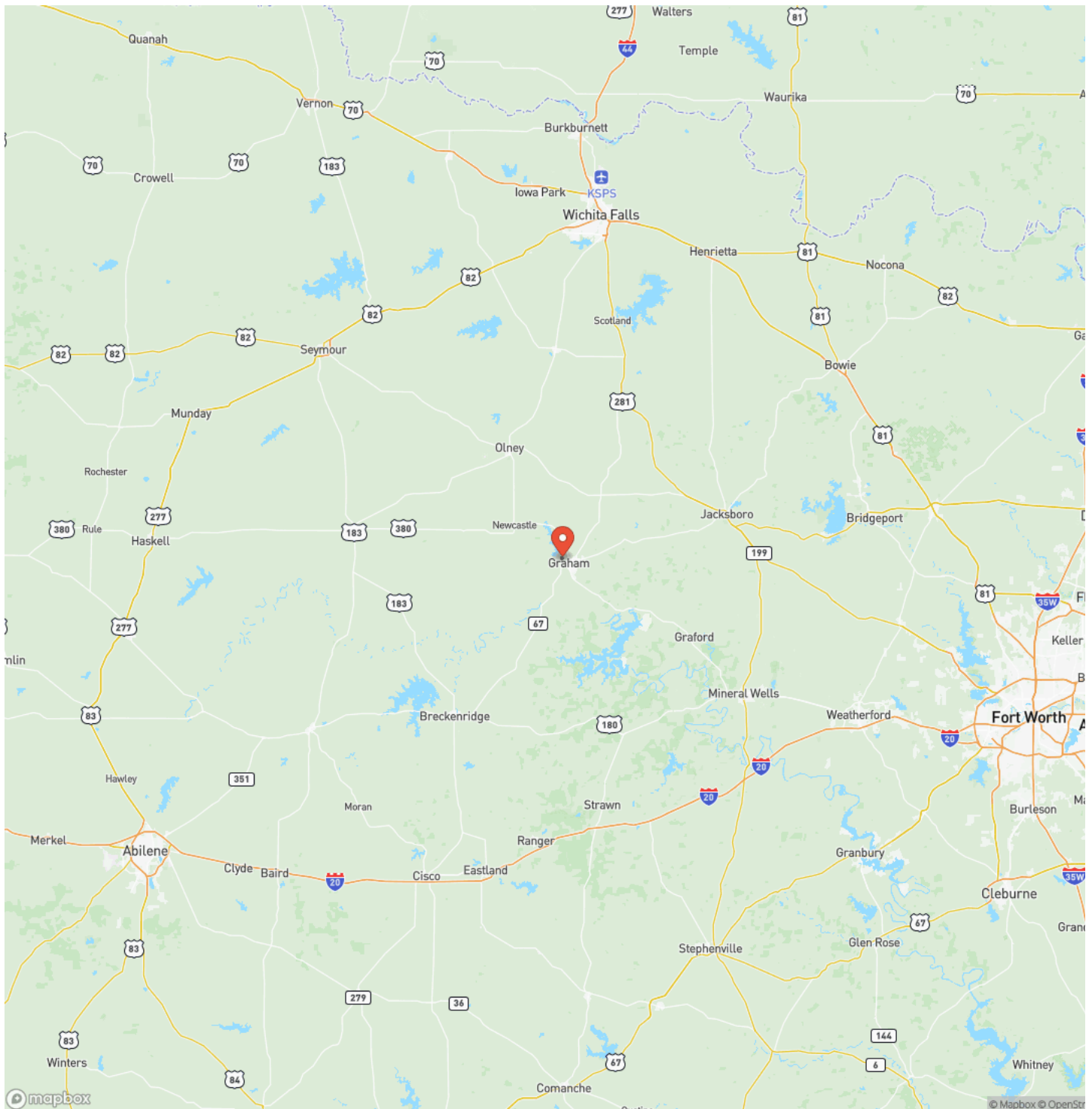
Spivey Hill Ranch – 53.97 Acres Graham, TX
Graham, TX / Young County



Locator Map



Locator Map



Satellite Map



Spivey Hill Ranch – 53.97 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

NOTES

Notes section with multiple horizontal lines for text entry.



[illegible]

MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

In order to participate in real estate commission, the buyer's agent must be identified on first contact and must be present at the initial showing of the property. If this condition is not met, fee participation will be at the sole discretion of the listing agent. Buyers are responsible for verifying all information and conducting their own due diligence regarding the information contained herein. No warranties or representations are made regarding the value, condition, or use of the property, including any mineral or water rights. Buyers should consult with their own legal and financial advisors.



Mossy Oak Properties Lone Star Farm and Ranch
2140 CR 16
Childress, TX 79201
(833) 466-7389
MossyOakProperties.com
