

\$6,678,000 - Tbd Reeves Road, Graham

MLS® #20858819

\$6,678,000

0 Bedroom, 0.00 Bathroom,
Land on 636.00 Acres

None, Graham, TX

PARADISE ON THE BRAZOS RIVER!! 1.5 mile of spectacular river frontage, with easy access to fish, swim, kayak, play, or even picnic. Down in the river bottom reside many pecan trees, with other hardwoods. 636.45 incredible acres, not many like this in Young County, much less North Texas. This area is also known for Indian artifacts for the history buffs. Young County is also known for its white tail hunting, large bucks with nice antlers. Turkeys, pigs, ducks and dove are also plentiful. Two hours or less from most of DFW. 20 minutes from Graham for all your necessities. Owner also has irrigation rights from the Brazos River for water supply. Tremendous elevation changes with incredible views. Two Bedroom, two bath 1000 sq ft brand new, never lived in barndominium. Granite counters, must see this new residence!! No expense was spared. Barn itself is 50X30. Separate 500 sq ft one bedroom, bath, kitchen cabinet. 9 tanks, several stocked with bass and catfish. Kept full all the time with pump. Five deer blinds, eight feeders, all convey with sale. Turn key purchase, all but personal items to convey. Pictures do not do justice to this ranch. Must see to believe it, a true gem located on the Brazos River in Northwest Young County. 180 acres and a recently restored farm home are on the market next door and if purchased are contiguous to this ranch, so one could effectivly put togethor an 826 acre ranch on ther Brazos River!!



Essential Information

MLS® #	20858819
Price	\$6,678,000
Bathrooms	0.00
Acres	636.00
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Reeves Road
Subdivision	None
City	Graham
County	Young
State	TX
Zip Code	76450

Amenities

Utilities	Electricity Connected, Outside City Limits, Aerobic Septic, Co-op Electric, Gravel/Rock
Features	Fishing, Perimeter Fencing

Exterior

Exterior Features	Fire Pit
Lot Description	Acreage, Cleared, Agricultural, Brush, Cedar, Hilly, Many Trees, Mesquite, Oak, Pasture, Rock Outcropping, Rolling Slope, Rugged, Sloped, Steep Slope, Tank/ Pond, Water/Lake View

School Information

District	Newcastle ISD
Elementary	Newcastle
Middle	Newcastle
High	Newcastle

Additional Information

Zoning	Agricultural
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Listing Details

Listing Agent	Steve Ruffner
Listing Office	Capitol Ranch Real Estate

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