

493.408 Acres in Young County

Turner Appraisal Company | 940-636-7039 | stephen@turnerappraisaltx.com



Property Address

Indian Mound Rd
Graham, Texas 76458

Property Description

Price: \$2,200/Acre, \$1,085,500

This is an unbelievable opportunity to own a secluded, but easily accessed hunting ranch conveniently located between Graham and Newcastle less than a half mile north of US 380 on the west side of Indian Mound Road approximately 1 hour and 45 minutes west of Fort Worth. This ranch has dense coverage of oaks with scattered mesquites that offers great game cover. There are several natural cleared areas capable of producing quality food plots for wildlife. The topography is varied with approximately 135' of elevation change. At the northernmost portion is a mountain that offers unbelievable views. There are numerous wet weather creeks traversing this ranch. There are four existing stock ponds and has great potential for additional stock ponds and/or lakes. Hunting: The ranch has been leased by the same family for over 15 years. The tenants have been selective of what they harvest. I have included photos of whitetail that have been harvested off this ranch, a few of which were over 150 inches.

Minerals: There are no minerals included with this ranch.

Utilities: An electricity meter is on site. Ft. Belknap water extends along Indian Mound Road and meters are available.

An additional 160.496 acres is also available approximately a half mile south of this ranch offered at \$2,750/Acre, \$440,000. Both tracts together totaling 653.904 Acres can be purchased together at \$2,200/Acre, \$1,438,500.

A recent survey has been completed.

Contact Stephen Turner Agent 940-636-7039

Buyer to confirm all information contained herein. Buyers agent must make first contact and be present at all showings to be allowed full fee participation.

Property Highlights

- Price: \$1,085,500.00
- Acres: 493.41
- County: Young
- State: Texas
- Closest City: Graham
- Property Type: Acreage



Steve Turner
stephen@turnerappraisaltx.com
940-636-7039
4001 Call Field Rd
Wichita Falls, TX 76308

landsoftexas.com/listing/2820343