

25 Acres Near Graham, TX

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



Property Address

Bishop Road
Olney, Texas 76374

Property Description

25 scenic acres near Graham. This Texas ranch holds its share of trees that bring to it bountiful wildlife that find water in the picturesque pond and retire in the knee-deep grass – the perfect recreational ranch. Bring the family and escape to the great outdoors for hunting or just quiet time. Approximately 20 minutes to Graham, 40 minutes to Jacksboro, and 90 minutes to the DFW area. Located on Bishop Road not far from town, this ranch has nearby electricity and water. Don't wait to preview this scenic property – come enjoy what this Bishop Hill Ranch has to offer. **For additional information or to schedule a viewing contact Paula Donaho at 254-485-3621.**

Location

- Located Just Outside City Limits of [Olney, TX](#)
- 20 Minutes to [Graham, TX](#)
- 1 ½ hours to DFW Airport
- [Olney ISD](#)

Property Features

- Perfect Recreational Ranch with Bountiful Wildlife
- Bishop Hill Ranch – 25 Tree Covered Acres
- Scenic Pond with Countryside Views
- Native Grasses & Natural Landscape – Great for Wildlife

Terrain

- Rolling & Level

Driving Directions

From Graham take SH 380 north then FM 926 northwest. At Hwy 79 N turn right then right onto Bishop Road - 1st gated entry.

Property Highlights

- Price: \$97,375
- Acres: 25.00
- County: Young
- State: Texas
- Closest City: Olney
- Property Type: Hunting Land, Recreational Property, Residential Property

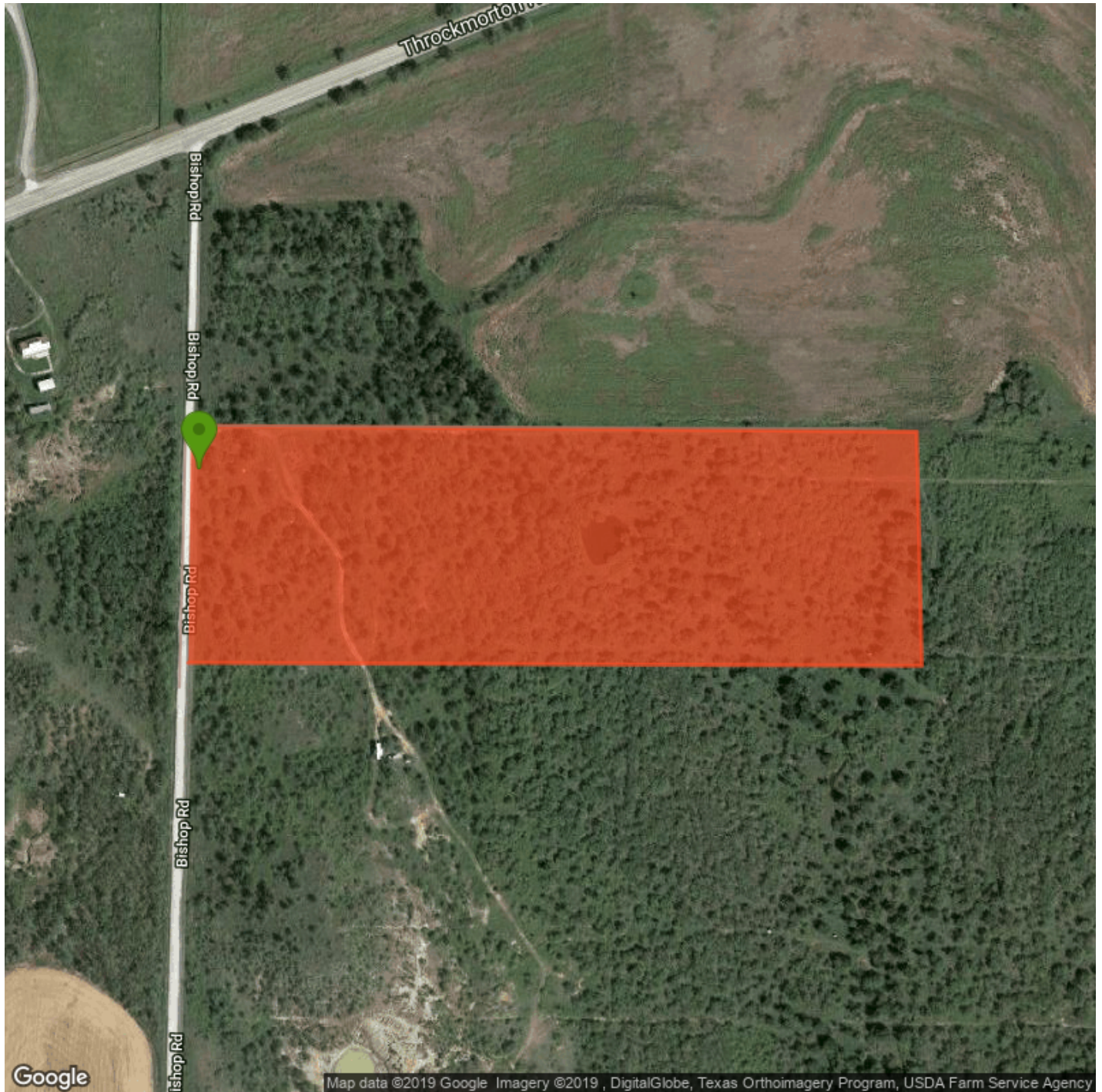


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Customer Full - Lots & Acreage

MLS#: 14030373 N	Active	00 Bishop	Olney	76374	LP:	\$97,375
	Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$97,375
	Area:	94/1			\$ / Acre:	\$3,895.00
	Subdv:	N.W Young County				
	County:	Young	Lake Name:			
	Country:	United States	Plan Dvlpmnt:			
	Parcel ID:	TBD	Legal:	N/2 313 TE&L A 0560	Unexempt Taxes:	
	Lot:	TBD	Block:			
	Multi Prcl:	No	MUD Dst:	No		
	# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	No
	Land SqFt:	1,089,000 /			\$/Lot SqFt:	\$0.09
	Acres:	25.000	Lot Dimen:		Subdivided:	Yes
	HOA:	None	HOA Dues:		Will Subdiv:	Subdivided
	Crop Retire Prog:	No	# Lakes:	0	Pasture Acres:	25.000
	Land Leased:	No	# Tanks/Ponds:	1	Cultivated Acres:	
	AG Exemption:	Yes	# Wells:	0	Bottom Land Acres:	
			# Wtr Meters:	0	Irrigated Acres:	
School Dist:	Olney ISD					
Elementary School:	Olney	Middle School:		High School:	Olney	
Primary School:		Intermediate School:		Junior High School:	Olney	
Lot Description:	Acreage, Heavily Treed, Horses Permitted	Restrictions:	No Known Restriction(s)			
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	None			
Present Use:		Documents:	Aerial Photo			
Proposed Use:		Type of Fence:	Barbed Wire, Partially Fenced			
Zoning Info:	Not Zoned	Exterior Buildings:				
Development:	Unzoned	Barn Information:				
Street/Utilities:	Outside City Limits	Common Features:				
Other Utilities:	None	HOA Includes:				
Topography:	Level, Rolling	Miscellaneous:				
Road Frontage Desc:	County, Gravel/Rock	Special Notes:	Aerial Photo, Phase II Complete			
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	Cash, Conventional, Federal Land Bank, Texas Vet			
Soil:	Unknown	Possession:	Closing/Funding			
Waterfront:	No	Platted Wtrfm Bound:				
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Public Driving Directions:	From Graham take SH380 to FM926, Right on Hwy79 and Right onto Bishop, 1st gated entry.					
List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO			