



**“Murray Ranch Tract #2 – 160 +/- acres”
(To be divided out of 320 acres)**

**TBD Singleton Road
Murray, Texas 76450
Young County**

**Listing Price:
\$448,000**



**Brandon Yeager
Points West Agency – Farm & Ranch Division
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**Property Information:**

Murray Ranch Tract #2. 160 +/- acres to be surveyed out of 320 acres in Young County Texas. The property boundary will be split going east and west with access off Singleton Road.

Land Details:

The Murray Ranch boost abundant native grasses and cover from Mesquite, live oaks, post oaks and a few other scattered native trees. The pastures are in excellent condition for grazing cattle with ample surface water supply and good fencing.

Improvements:

- Cabin onsite for hunting or weekend getaways with electricity
- New 5 Strand Barbwire fence on the Western border.
- Electricity to property provided by Fort Belknap.
- Access to Fort Belknap water nearby.
- Water is to be installed at Singleton Road in the coming months.

Water Features:

1 stock Tank on east fence line along Singleton Road. Several wet weather gullies and water holes after significant rainfall.

Wildlife & Hunting:

Whitetail, Feral Hogs, Dove, Quail, Ducks, Turkey, and varmints are common in the area. The whitetail genetics in this area can be very impressive.

Minerals:

There is active production on the ranch. The seller does not own any minerals to convey.

Location:

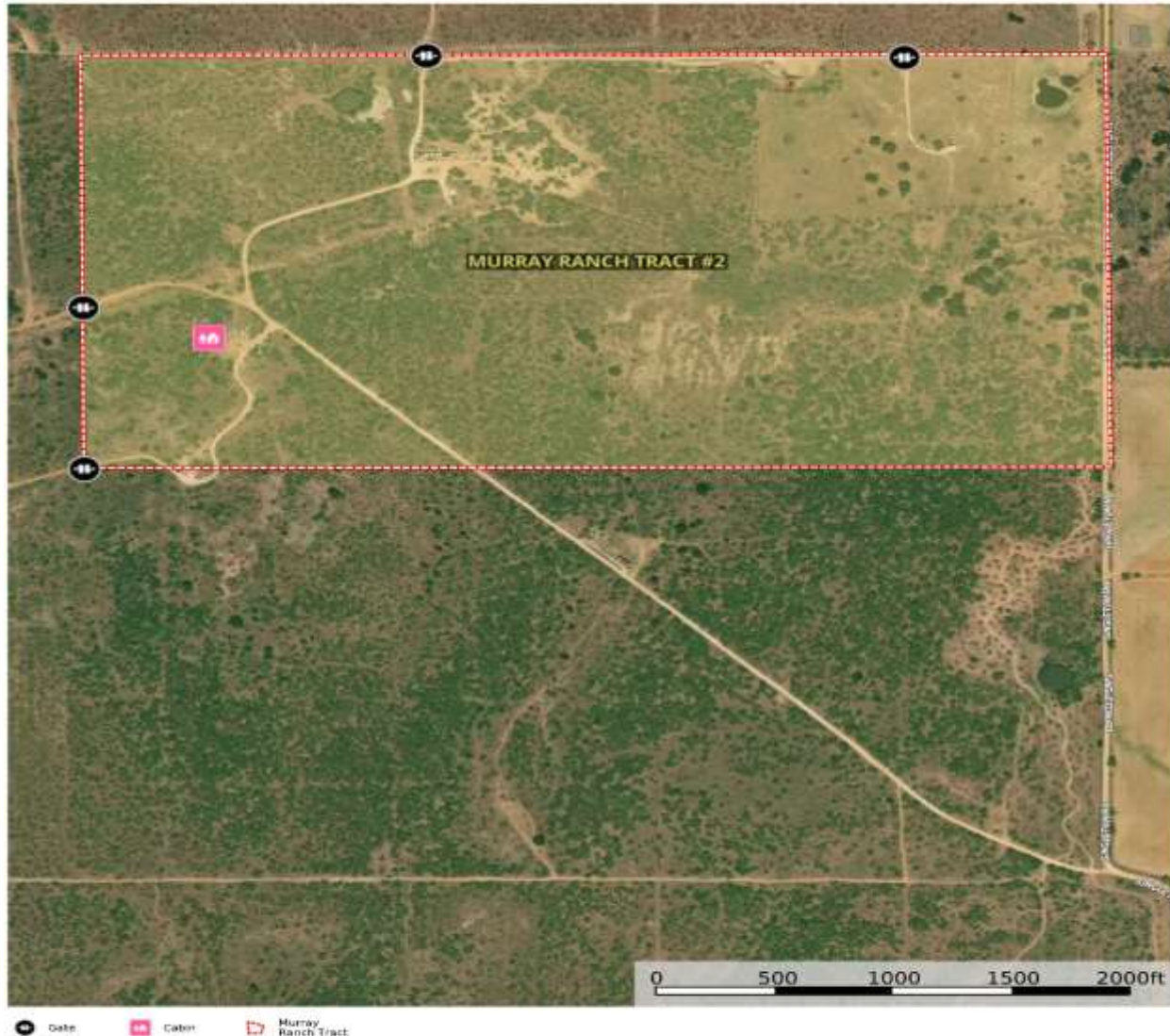
25 miles West of Graham Texas
115 miles from Fort Worth Texas
25 miles North of Breckenridge Texas

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Map:

Murray Ranch Tract #2
Young County, Texas, 160 AC +/-



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The information contained herein was obtained from sources deemed to be reliable. Mapbox cannot make any warranty or guarantee as to the completeness or accuracy thereof.

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Directions:

TBD Singleton Road, Murray Texas

No Trespassing. Please contact Points West Agency for showing details and more information about this property.

All information contained in this listing documentation is believed to be correct. However, this documentation is for information purposed only, is considered to be correct but is not guaranteed by the listing agent or brokerage. Seller retains the right to refuse any offer without liability to the listing brokerage or buyers' representation.

Mapping provided herein is for illustration purposed only. Boundary lines, acreage amounts, and points of interest may not be exact. This is not a survey. Please refer to survey on file for exact boundaries

Sellers Agent

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