



FARM & RANCH

CREATE YOUR DREAM HOME CONVENIENT TO CITY AMENITIES

TBD FM Road 61 – Graham, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

Williamstrew 

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Only 25 acres remain of the original 160-acre tract, a stunning canvas of diverse terrain and lush hardwoods. This parcel offers exceptional potential, whether you envision it as a premier hunting retreat or a flourishing cattle ranch, thanks to its rich native grasses. With sturdy fencing on three sides and a Fort Belknap water tap readily available, this property is well-equipped for your agricultural or recreational needs. The private road ensures a touch of seclusion, while its proximity to Graham provides convenient access to city amenities. This is a rare opportunity to create your dream home in a picturesque setting. Contact us for more details and start envisioning your perfect retreat!

LOCATION

CITY	Graham
County	Young
Schools	Newcastle ISD

Driving Directions Heading west on Hwy 16, turn left on Seventh St. Right on FM 61. Property will be approximately 5 miles on the left.

OFFER SUMMARY

List Price	\$175,000
Lot Size	25.16 acres
Utilities	Co-op Water & Electric

HIGHLIGHTS

- 25.16 ACRES
- RECREATIONAL OR AGRICULTURAL USE
- DIVERSE TERRAIN
- RICH NATIVE GRASSES
- PRIVATE ROAD
- NO KNOWN RESTRICTIONS

LISTING PRESENTED BY:



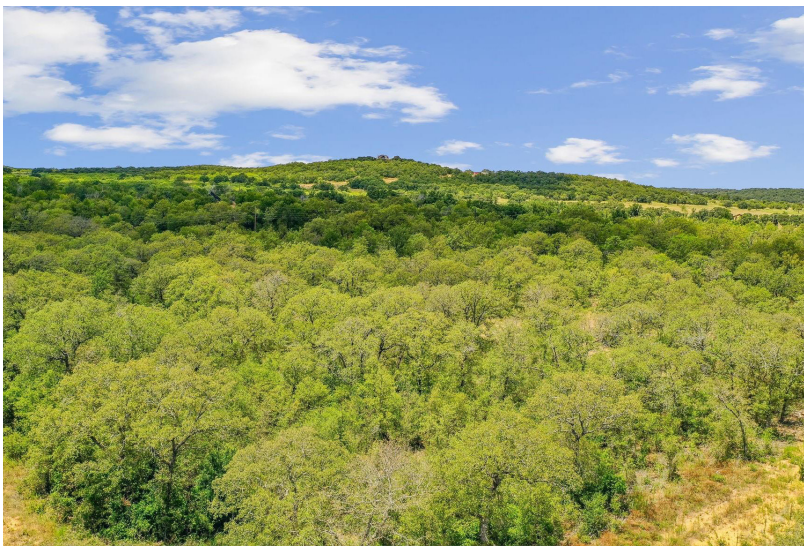
STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com



PROPERTY WEBSITE LINK:
stephenreichgroup.com/20696719



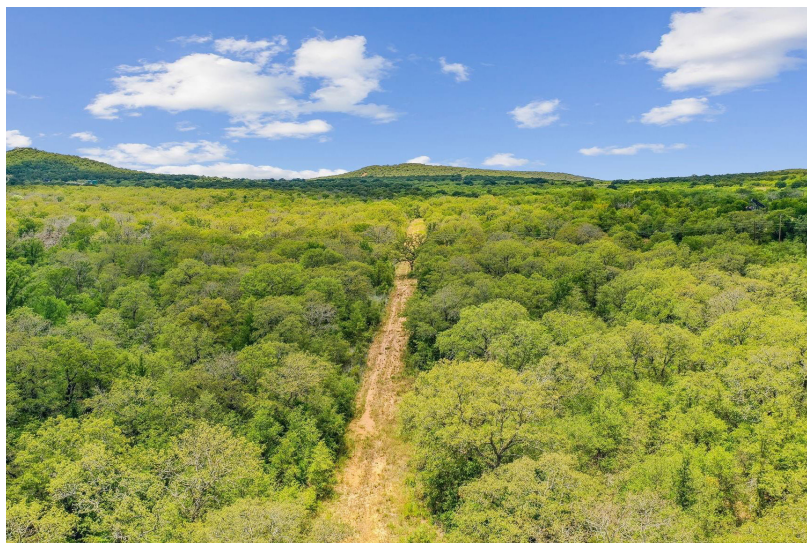
PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



PROPERTY PHOTOS

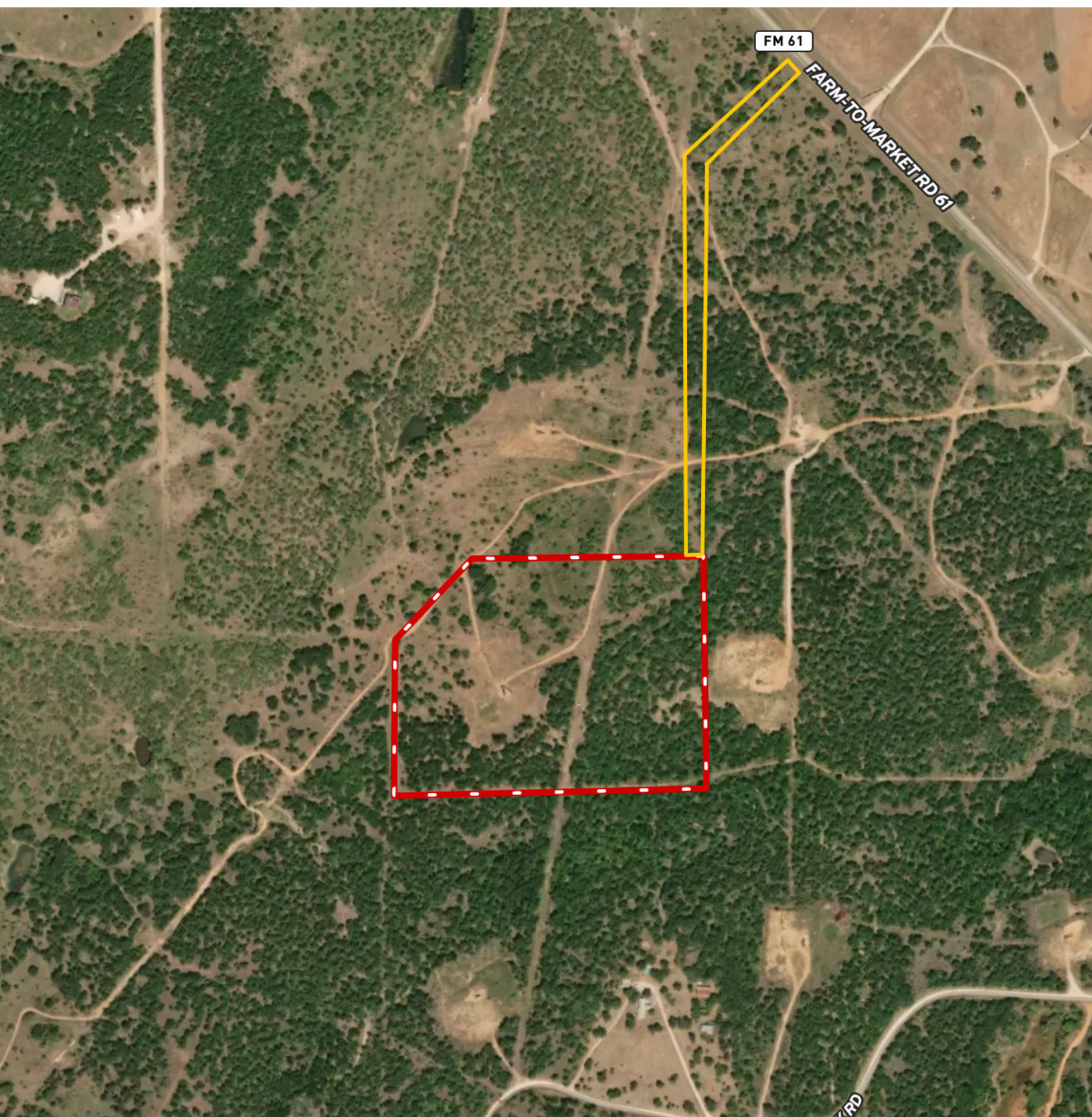


STEPHEN REICH – 817.597.8884



WilliamsTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

AERIAL MAP



STEPHEN REICH – 817.597.8884



CONTOUR LINES & FLOODPLAIN

