

**RETREAT ON THE BRAZOS**  
515 Reeves Road  
Graham, TX 76450

**\$6,996,000**  
636± Acres  
Young County





## RETREAT ON THE BRAZOS

### Graham, TX / Young County

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#### **SUMMARY**

**Address**

515 Reeves Road

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

Hunting Land, Ranches, Recreational Land, Riverfront, Residential Property

**Latitude / Longitude**

33.115927 / -98.73869

**Dwelling Square Feet**

1,500

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

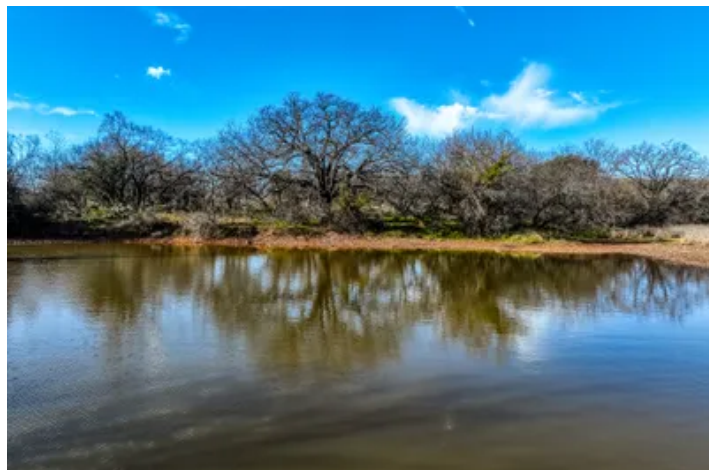
636

**Price**

\$6,996,000

**Property Website**

<https://ranchrealestate.com/property/retreat-on-the-brazos/young/texas/77261/>



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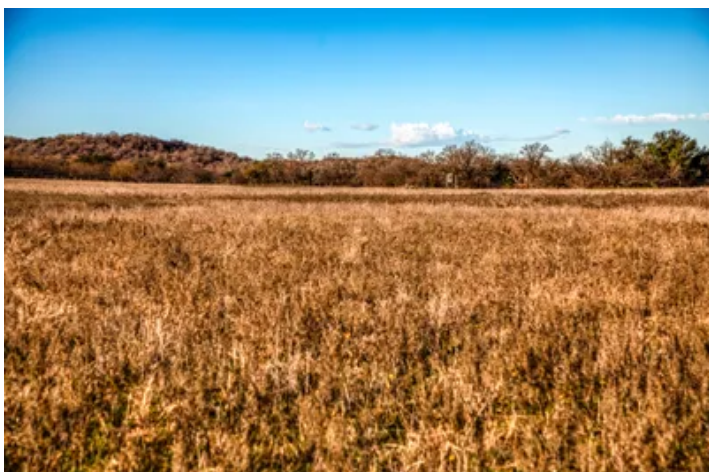
#### **PROPERTY DESCRIPTION**

PARADISE ON THE BRAZOS RIVER!! 1 1/2 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 incredible antlers. Turkeys, pigs, ducks and dove are also plentiful. Two hours or less from most of DFW. 20 minutes from Graham for all your neccesities. 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 barndomenium. Must see this new residence!! No expense was spared. Barn itself is 50X30. Seperate, 500 sq ft cabin, one bedroom, bath, and kitchen. 9 tanks, several stocked with bass and catfish. Kept full all the time with the 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 and if purchased are contiguous to this ranch, so one could effectivally put together an 826 acre ranch on ther Brazos River!!

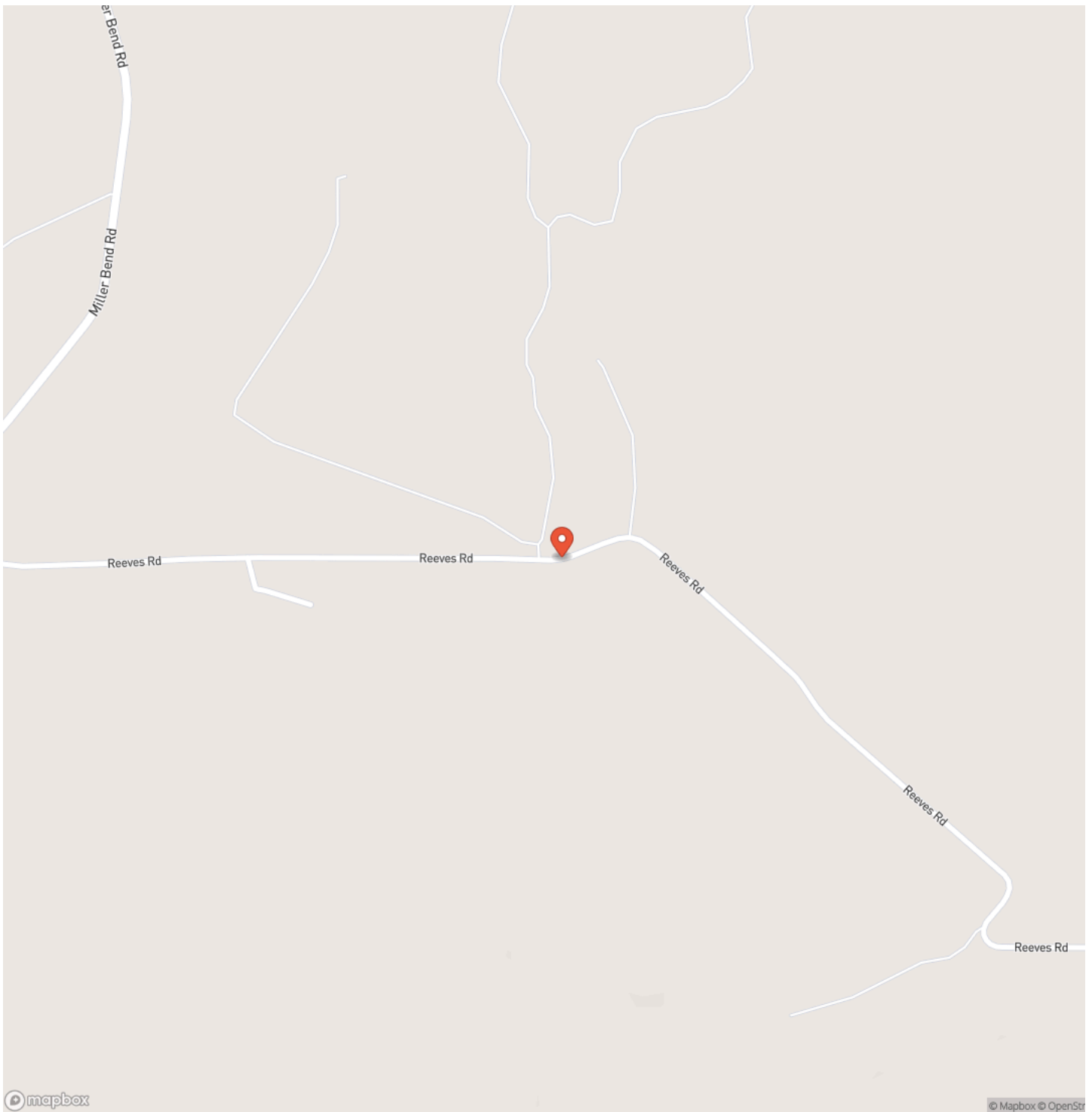


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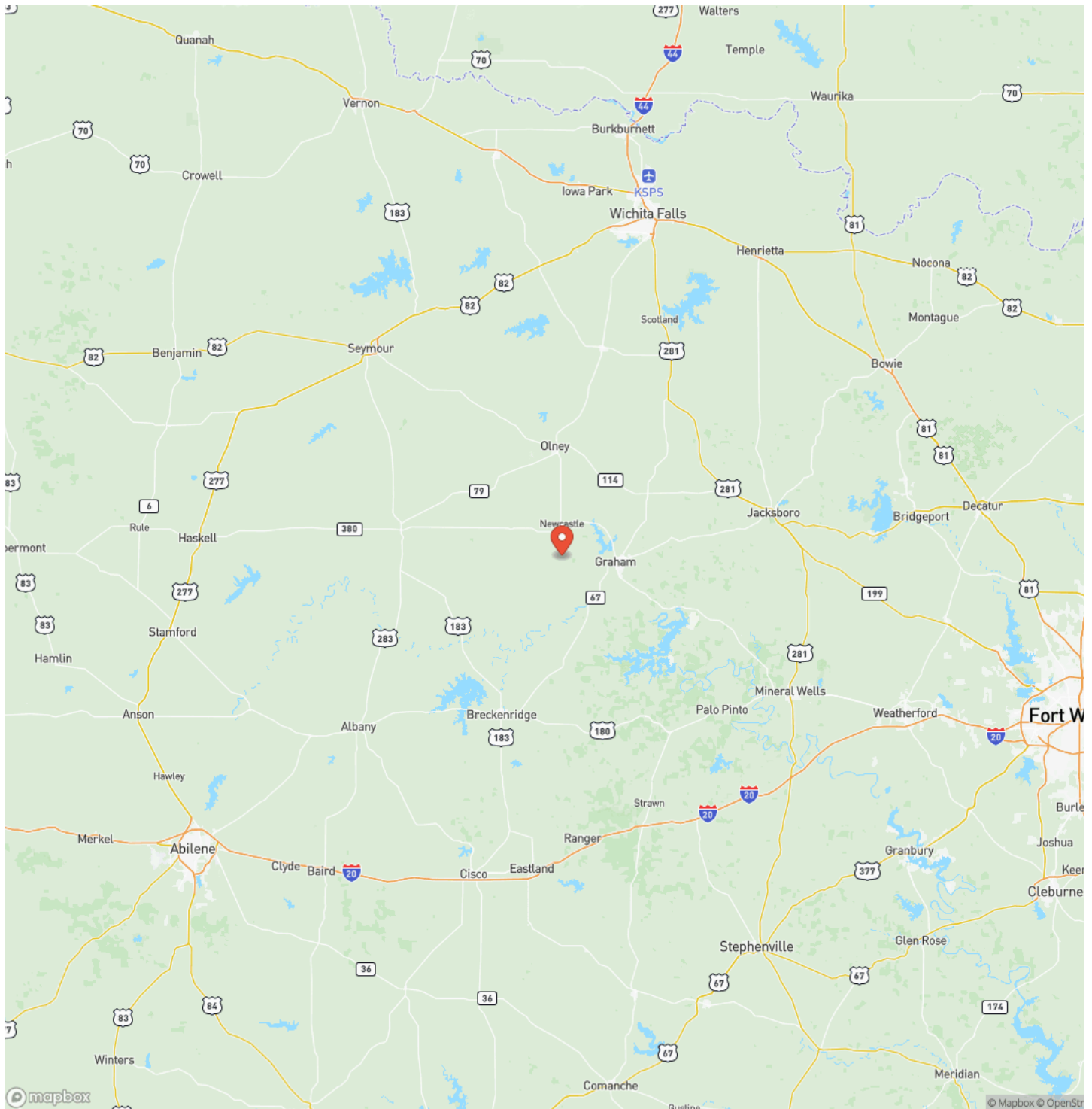


## Locator Map





## Locator Map



## Satellite Map





## RETREAT ON THE BRAZOS

### Graham, TX / Young County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steve Ruffner, DVM

## Mobile

(817) 946-7742

## Email

Steve@CapitolRanch.com

**Address**

## City / State / Zip

Graham, TX 76450

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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