

**Double LJ Ranch**  
Holder Rd  
Graham, TX 76450

**\$2,100,000**  
584 +/- acres  
Young County



**Double LJ Ranch**  
**Graham, TX / Young County**

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**SUMMARY**

**Address**

Holder Rd

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

Recreational Land, Ranches, Hunting Land

**Latitude / Longitude**

33.022014 / -98.828428

**Taxes (Annually)**

3022

**Dwelling Square Feet**

1621

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

584

**Price**

\$2,100,000

**Property Website**

<https://cfrland.com/detail/double-lj-ranch-young-texas/12564>



## **PROPERTY DESCRIPTION**

Concealed deep in the country on a scarcely traveled dirt road sits Double LJ Ranch. This ranch is as secluded as county road access gets. An electric gate sitting just off a bend in the road invites one into a truly beautiful property with a house nestled in the hills. The land consists of post-oak-covered hilltops overlooking big bull mesquites and large live-oak clusters in the pastures. The northern portion of the property contains headquarters with a catfish pond and a bass pond: both with a dock for fishing. Four other ponds sit on three different draws with the potential for more surface water after the draws combine. The acreage is cross-fenced into four pastures with ranch roads to access all parts of the land. The 2-bedroom home is adequately sized for a retirement property or a weekend getaway. The structure is solid and well-built with wood siding and farmhouse architectural features gracing the exterior. The interior is clean, featuring a roomy kitchen and dining area. This home includes a basement with elevator access for the laundry utilities and extra storage. The headquarters is fenced with a metal shop that contains small living quarters, concrete flooring, insulation, and room for storage as well as a wood-framed barn for covering equipment. Being just south of the Brazos and north of the Clear Fork, Double LJ Ranch lies in an outstanding region for wildlife with large neighboring ranches in the area.

**Broker's Comments** -- Macabee Rd is hands down the coolest road in Young County...cutting thru secluded and rugged country on a county-maintained dirt road. If one isn't familiar with this area, they don't travel down this road. The ride in sets the stage and the land does not disappoint. This place is ideal for those looking to escape the sounds of civilization and just be out in the woods. The house has solid "bones" and could be updated to perfectly suit one's needs without the need to build during these wild times.

### **\*\*\* HOUSE \*\*\***

- - 2 Bedroom / 1 Bath
- - 1,621 sqft; Built-in 2005; Well-built
- - Solid Construction; Concrete slab foundation; Basement with elevator
- - Covered porch; Concrete Driveway; 2 -Car Carport-Metal

### **\*\*\* RANCHING IMPROVEMENTS \*\*\***

- - Electric gate from Macabee Rd with fenced headquarters
- - 1,500 sqft Workshop; Insulated with living quarters
- - 1,500 sqft Shed; Woodframe with sheet metal exterior
- - Fenced and cross-fenced; Fair to poor condition.

- - Fort Belknap electricity & water meter
- - Interior ATV roads
- - Electricity Transmission Line-Utilized as a road

### **\*\*\* WATER FEATURES \*\*\***

- 6 total tanks/ponds some with fish
- 1.4 ac Pond with Dock - Bass & Perch
- Catfish pond with Dock near the house with bass
- Two draws connect creating more surface water potential

### **\*\*\* TERRAIN \*\*\***

- - Rough and rugged recreational/hunting land
- - 90+/- ft of dramatic to heavily rolling elevation
- - 4 Draws through the acreage

### **\*\*\* COVER \*\*\***

- - Tree Cover--100% wooded; Post oak, live oak, mesquite, elm, cedar & hackberry
- - Underbrush--Heavy; Elbowbush, bumelia, skunkbush, lotebush, prickly pear, turkey pear
- - Native Grasses--Not grazed in recent years; Found a pair wondering around

### **\*\*\* WILDLIFE \*\*\***

- - Outstanding White-tail deer & Rio Grand Turkey
- - Duck, dove & some quail
- - Hog, bobcats, & varmints
- - Bass, catfish & perch
- - Leased for hunting; Willing to stay
- - Current Wildlife Exemption on Tax Roll

### **\*\*\* MINERALS \*\*\***

- - No current oil/gas production or lease
- - Multiple dry holes & plugged wells on RRC Map
- - No oilfield trash from past production
- - Surface estate only

### **\*\*\* ACCESS \*\*\***

- - Electric gate to Holder Rd
- - Take Macabee Rd (Dirt)-2.75 miles East of Murray Cementary Rd (Dirt)
- - Take Macabee Rd (Dirt)-4.6 miles West of FM 3109-Fish Creek Rd (Paved)

**\*\*\* DISTANCES \*\*\***

- - 11 miles northwest of Eliasville
- - 20 miles east of Woodson
- - 23 miles west of Graham (Airport)
- - 29 miles northeast of Breckenridge (Airport)
- - 35 miles west of Possum Kingdom Lake
- - 83 miles southwest of Wichita Falls (International Airport)
- - 110 miles west of Fort Worth
- - 243 miles northeast of Midland

**Listing Broker: Boone Campbell (940)-282-5500**

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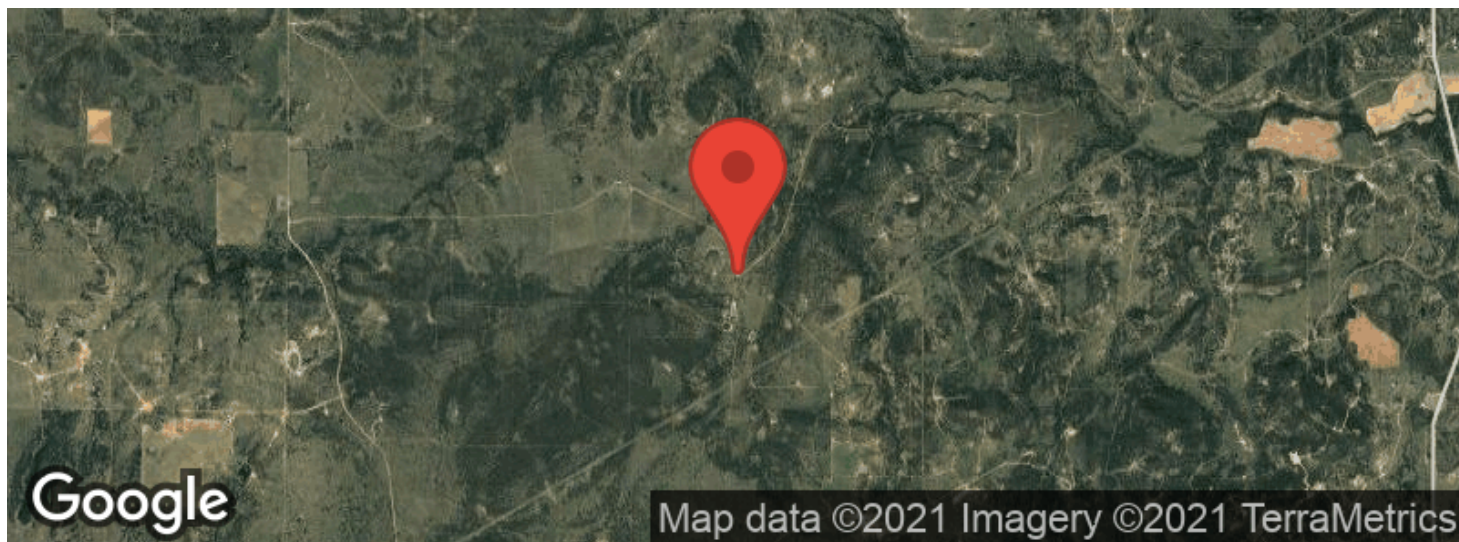
Double LJ Ranch  
Graham, TX / Young County



# Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Boone Campbell

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**Email**

Boone@cfrland.com

**Address**

801 Elm Street

**City / State / Zip**

Graham, TX 76450

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**NOTES**

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## **DISCLAIMERS**

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