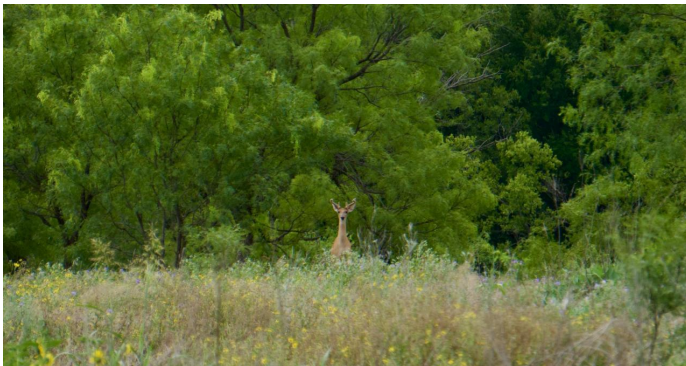
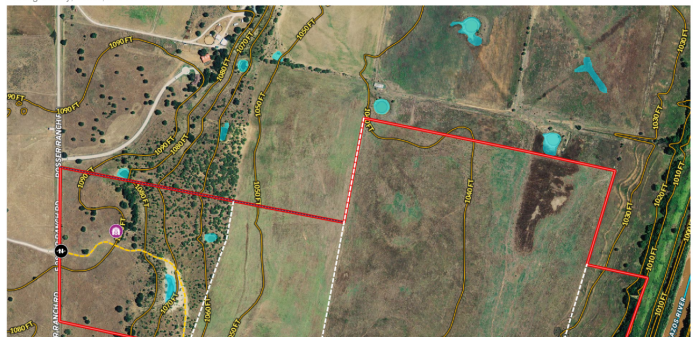


Mule Ridge Ranch
689 Rosser Ranch Rd
Graham, TX 76450

\$743,600.00
208 +/- acres
Young County



Jim McCain
Young County, Texas, 213 AC +/-



Mule Ridge Ranch
Graham, TX / Young County

SUMMARY

Address

689 Rosser Ranch Rd

City, State Zip

Graham, TX 76450

County

Young County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

33.0268201 / -98.6165294

Acreage

208

Price

\$743,600.00



PROPERTY DESCRIPTION

Mule Ridge Ranch is a clean 208 +/- acre ranch that lies just off Rosser Ranch Road in southern Young County. The ranch boasts 55 acres of wooded with a live oak ridge on the west boundary overlooking the rest of the property all the way to the Brazos River. The ridge offers some amazing views to the east and offers beautiful sunrises in the mornings. The east 153 acres consists of two cross-fenced fields that are currently in native grasses. The larger field is 119 acres and the smaller field is about 34 acres, both contain Winters Loam Soil and Grandfield Fine Sandy Loam, both of which can provide for anything from native grasses to intense farming practices and were in coastal and wheat in years past. The Brazos River lies just past the eastern boundary of the property and provides ample habitat for all kinds of wildlife in the area, including large whitetail deer. Although a lot of the ranch is in open fields this place will hunt better than most properties in the area due to the Brazos River Valley.

Mule Ridge Ranch is a combination of hunting and cattle property that has some fantastic build sites for a cabin or custom home. There is no junk on the property and there is no oil and gas production to drive by. Mineral interest is unknown at this time but with an acceptable offer, the owner is willing to negotiate what he may own. The only improvement is a renovated rock

barn that is more than 100 years old. There is now a metal roof and concrete was used to replace the dirt floors. The barn is in excellent shape and even has water and a bathroom. To schedule a showing or request more information, please contact Heath Kramer with Campbell Farm and Ranch.

COVER

- ***Tree Cover***-Heavy to moderate; post oak, live oak, mesquite, elm, hackberry
- ***Under Brush***-Skunkbush sumac, algerita, elbowbush, lotebush, ephedra, winged-elm, prickly pear, tasajillo
- ***Native Grasses***-Not currently leased for grazing-Willing to stay

WILDLIFE

- Deer, duck, and dove
- Turkey, hog, and quail
- Ample wildlife
- Not currently leased for hunting

WATER FEATURES

- 4 tanks/ponds
- Rural water meter on property

IMPROVEMENTS

- Fenced and cross fenced-Fair to great, no boundary of part of the north side, will be completed with survey
- ATV roads
- Electric meter on site

MINERALS

- No oil and gas production
- Possible minerals available
- No oil and gas roads or equipment

ACCESS

- Access from Rosser Ranch Road

DISTANCES

- 6.5 miles south of Graham
- 25 miles northeast of Breckenridge
- 44 miles northwest of Mineral Wells
- 60 miles northwest of Weatherford
- 100 miles west of Fort Worth

Listing Agent: Heath Kramer (940) 456-0575

No Trespassing. Please contact a Campbell Farm and Ranch team member for a showing. Campbell Farm and Ranch welcomes all cooperating agents and brokers. Cooperating agents and brokers must make the first contact with the listing agent and be present at all showings to fully participate in commission split. The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes.

213 acres on Roser Ranch Rd

[Interactive Map](#)

[Listing Link](#)

- 1,415 ft of Rosser Ranch rd
- 115 acre field; 34 acres of coastal
- 45 acres of native pasture-Live oaks, mesquites
- 3,000 Sq ft Barn
- Beautiful 213 +- acres with cultivated fields
- excellent fencing
- 3 tanks
- excellent roads

Mule Ridge Ranch
Graham, TX / Young County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

heath@cfrland.com

Address

801 Elm Street

City / State / Zip

Graham, TX, 76450

NOTES

[illegible]

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.

Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com
