

Wolf's Den Ranch
1515 Reeves Rd. Graham, TX 76450
Graham, TX 76450

\$6,499,500
640± Acres
Young County



Wolf's Den Ranch
Graham, TX / Young County

SUMMARY

Address

1515 Reeves Rd. Graham, TX 76450

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Residential Property

Latitude / Longitude

33.120837 / -98.716163

Dwelling Square Feet

2025

Bedrooms / Bathrooms

4 / 2

Acreage

640

Price

\$6,499,500

Property Website

<https://ranchrealestate.com/property/wolf-s-den-ranch-young-texas/70278/>



PROPERTY DESCRIPTION

Set in the historic valley of the Brazos River in northwestern Young County, with numerous historic Indian relics found routinely by the current owner, it is easy to see the importance this ranch has played in the past history of Young County. Truly, this is the premiere ranch listing not only in Young County but the entire north Texas area. This outstanding 640 +/- acre ranch has everything! In addition to 6 tanks, several over 35 plus feet deep, stocked with bass and catfish, there is access to over 0.5 miles of Brazos River frontage. This riverside ranch provides the opportunity to invest in a ranch with a ton of diversity. With 200 feet of elevation gain from the river to the highest point, the views are breathtakingly spectacular.

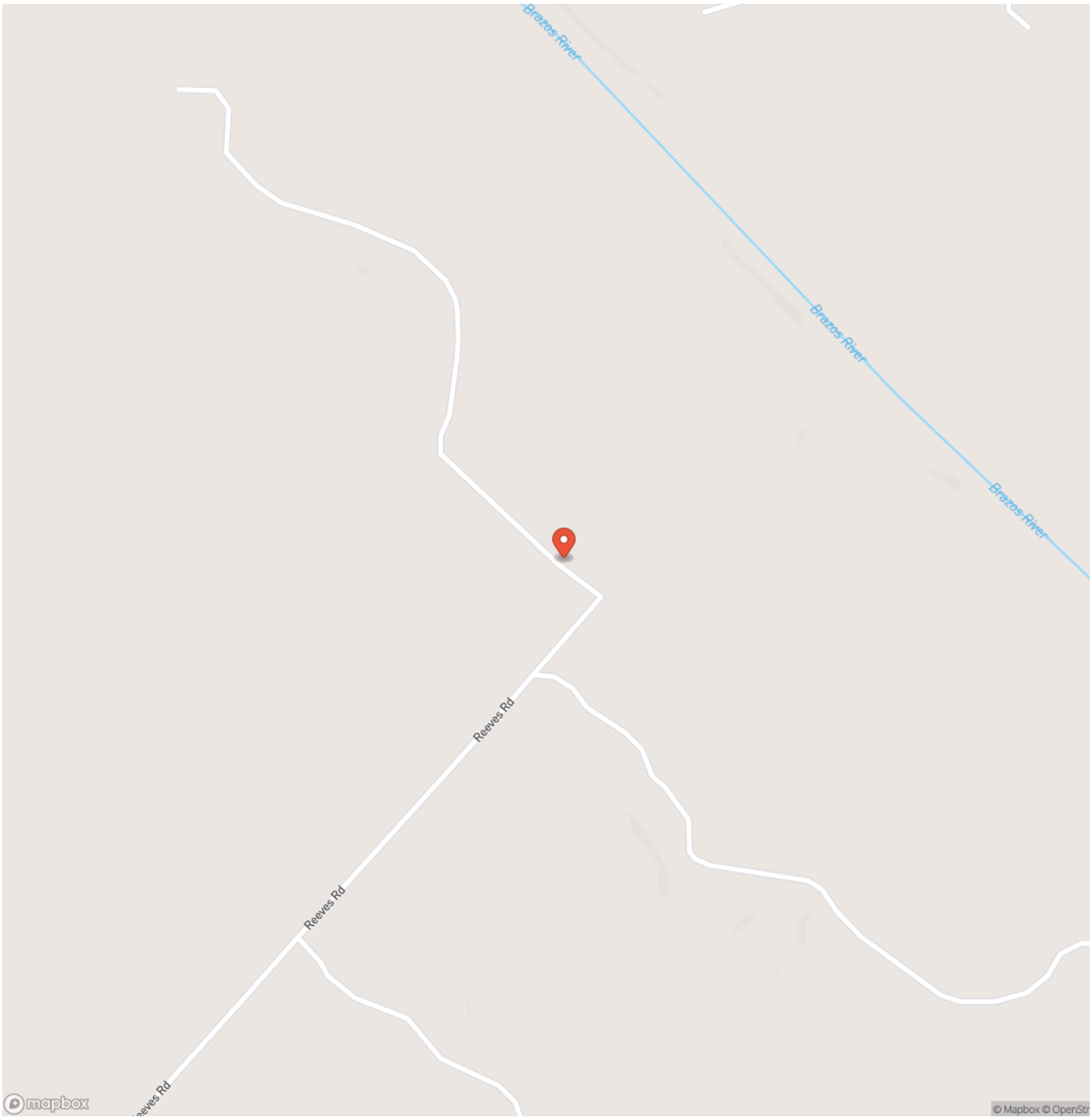
The varying topography offer incredible views and vegetation diversity. There are tillable fields in the bottom and on top portion of the ranch, while other parts of the ranch have steep, rocky bluffs. Parts of the ranch have heavy cover with trees primarily live oak, oak, mesquite and majestic pecan trees near the river. There are also 125 acres of tillable pastures both at the top of the ranch and located near the river. This part of Young County is known for exceptional Whitetail hunting and this ranch does not disappoint, but the turkey, dove, duck, hog, and varmints hunting is equally as successful. Located less than a 20-minute drive from Graham on a quiet dead-end road. It is a 2-hour drive from Fort Worth.

This ranch is being offered as a turnkey purchase with everything included except for a few personal items. Amenities include a rustic style 2 story, 2025 square foot, 4 bedroom, 2 full baths, large open kitchen into family room, and a large rock fireplace. Outside is an old water cistern and what was a rock smokehouse, used now for storage. A 3000 square foot barn is the ultimate in man caves, nothing left for chance. It includes all of the many mounts that complement the facility, but it also includes, a pool table, poker table, foosball, ping pong, air hockey, corn hole, full bar, and upstairs a pookah lounge. In addition, a water well supplies water and there are 3 large poly holding tanks, and the water is run through a filtration system for purity. The entertainment barn has a rainwater collection system for additional water sources. A new Generac generator provides immediate electric protection if the electricity is ever off. An old 1800's functioning barn, an equipment storage barn, and cattle working pens round out the amenities. Fences are in good to excellent shape and pastures cross fenced. If interested in a larger ranch, another 200-acre ranch is for sale next door and if purchased would constitute over 830 acres of contiguous ranch property.

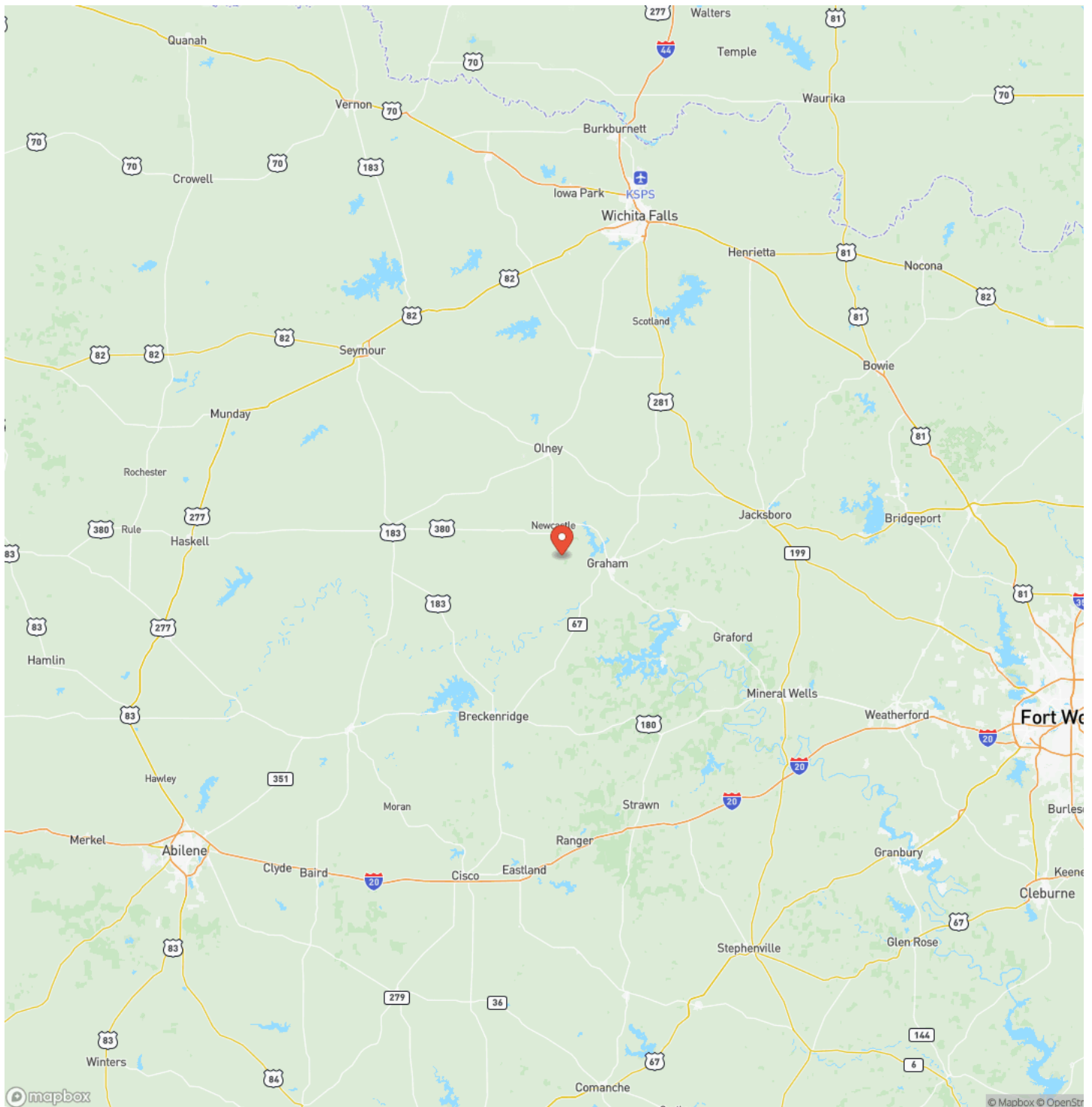
Wolf's Den Ranch
Graham, TX / Young County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

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Email

Steve@CapitolRanch.com

Address

City / State / Zip

Graham, TX 76450

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DISCLAIMERS

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