

# Gnarled Bend Ranch

303 ac in Young County, TX

CAMPBELL  
FARM & RANCH



Boone Campbell Broker

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**Offered at \$907,485**

Gnarled Bend Ranch is a remarkable recreational property located on the Clear Fork of the Brazos River. Most river properties have a little frontage; Gnarled Bend Ranch has over 3,400 feet of deep pockets of water loaded with catfish, gar and more. This ranch is a kayakers dream with channels of water deep enough to travel even during today's dry times. Outside of the river banks lies some of the largest gnarled mesquites in the area. The northern portion has massive trees with light underbrush brush, while the southern part has been left to grow wild with thick cover and scattered live oak clusters. Past the big, bull mesquites on the slight elevation lies a post oak thicket with ample browse and an abundance of acorns. Gnarled Bend Ranch has the ultimate habitat with ideal bedding grounds, abundant food supply, and a uniquely reliable water source all under one fence. Utilities are available, and this land is accessible from both paved and rocked frontage. This raw river property is a blank canvas to create your ultimate outdoor retreat on the most prolific river in Young County.

## **WATER FEATURES**

3,400 feet of Clear Fork of the Brazos  
Catfish, gar, perch, seasonal white bass  
Pond potential  
Fort Belknap Water Available

## **COVER**

**Tree Cover**-Heavily wooded; Post oak, bull mesquites, live oak, pecan, cedar-elm, hackberry

**Underbrush**-Light to heavy; lotebush, elbowbush, Chickasaw plums, youpon, gum bumelia, prickly pear, tasajillo

**Native Grasses**-No lease

## **WILDLIFE**

White-tail deer, turkey, and hog  
Duck, dove, bobcats, and varmints  
Quality habitat for deer and turkey

## **TERRAIN**

50+/- ft of rolling to flat elevation  
Clear Fork on the Eastern boundary  
Area for shooting range or runway  
Good soils for food plot or cultivation

## **MINERALS**

1 Non-producing gas well  
Owned minerals negotiable

## **ACCESS**

2,250 ft of FM 701-Paved  
1,500 ft of Couty Line Rd-Rocked  
Broker must be present at showings

## **DISTANCES**

1.5 miles east of Eliasville  
15 miles southwest of Graham  
23 miles northeast of Breckenridge  
75 miles south of Wichita Falls  
226 miles east of Midland



www.cfrland.com

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