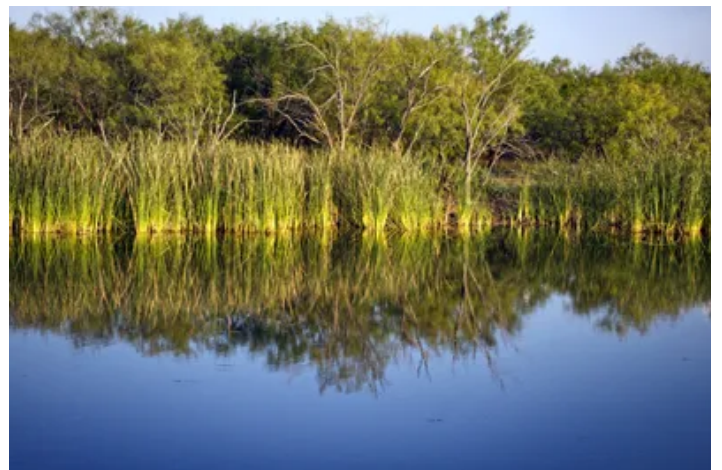


TR RANCH - YOUNG COUNTY
1861 FM 1974
Graham, TX 76450

\$1,599,000
167± Acres
Young County



TR RANCH - YOUNG COUNTY
Graham, TX / Young County

SUMMARY

Address

1861 FM 1974

City, State Zip

Graham, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.9675 / -98.8174

Bedrooms / Bathrooms

1 / 1

Acreage

167

Price

\$1,599,000

Property Website

<https://ranchrealestate.com/property/tr-ranch-young-county/young/texas/88906/>



PROPERTY DESCRIPTION

170± Acre Ranch – Western Young County, TX

Nestled between Graham and Breckenridge in western Young County, this 170± acre property offers the perfect blend of ranching, recreation, and future potential. Whether you're looking for a working cattle operation, a hunting retreat, or a place to build your dream homestead, this ranch has it all.

The land features four newly dug, drought-proof stock tanks stocked with bass and catfish, providing year-round water and great fishing. Perimeter and cross fencing are in good condition, dividing the ranch into five pastures for rotational grazing. Scattered hardwoods, mesquite, and a seasonal creek running through the property create excellent habitat for wildlife, including deer, dove, hogs, and turkey.

At the heart of the ranch sits a 4,000± sq. ft. barndominium, partially finished and ready for your vision. The design includes a 2,000± sq. ft. barn and equipment storage area, along with a 2,000± sq. ft. multi-level home shell. One full bathroom is already complete, with the remainder serving as a blank canvas. The structure is secured by welded pipe fencing with two cattle guards and is supported by a 5,000-gallon rainwater collection tank, 30-gallon water heater, and electrical service already in place. A 40' shipping container and cattle pens add further utility.

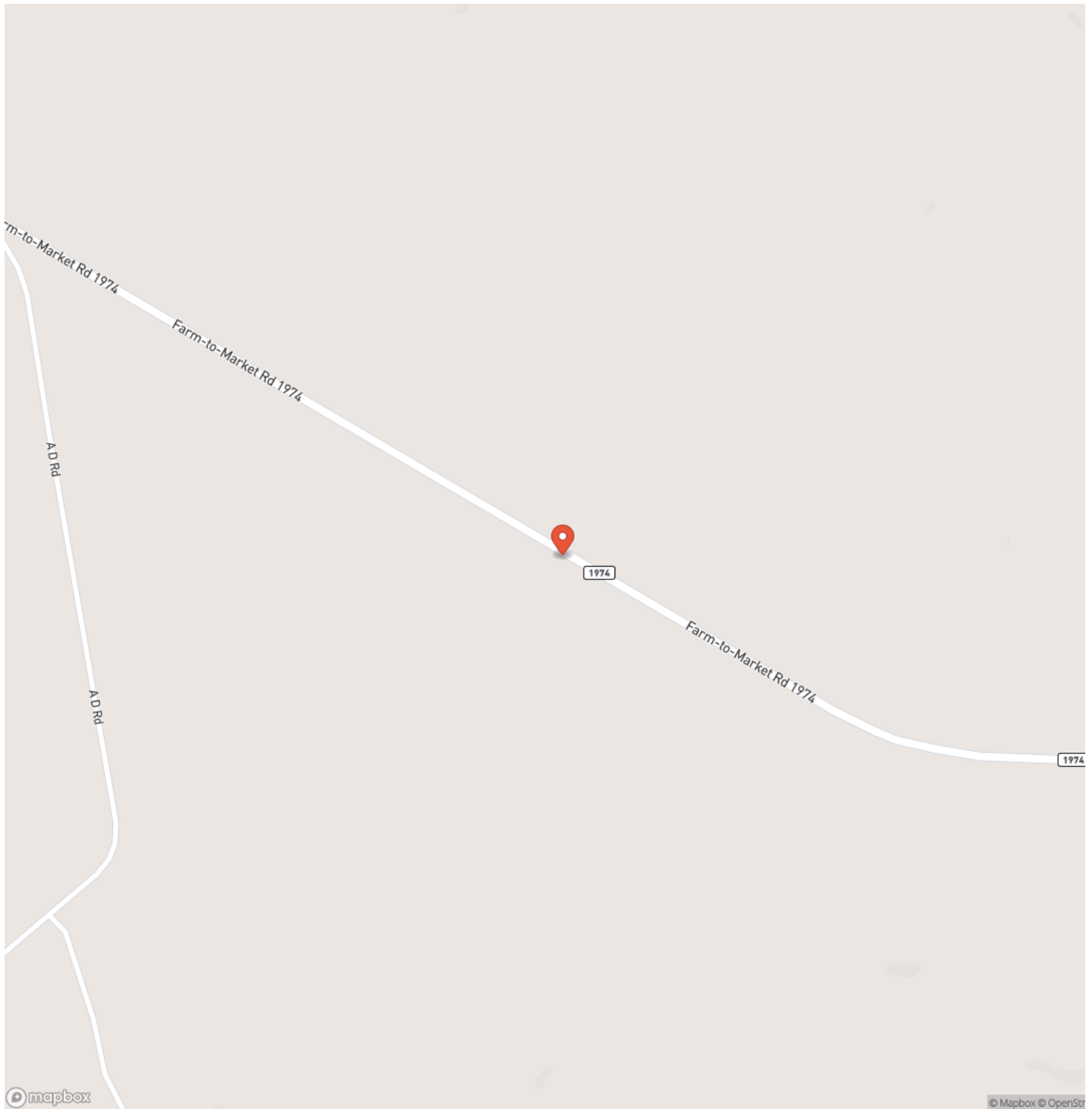
With excellent access, a mix of open pasture and cover, strong water features, and versatile improvements, this ranch is truly an all-in-one property for ranching, recreation, and family enjoyment.

This Young County gem is ready for your finishing touches – a rare opportunity to own a turnkey ranch with room to make it uniquely yours.

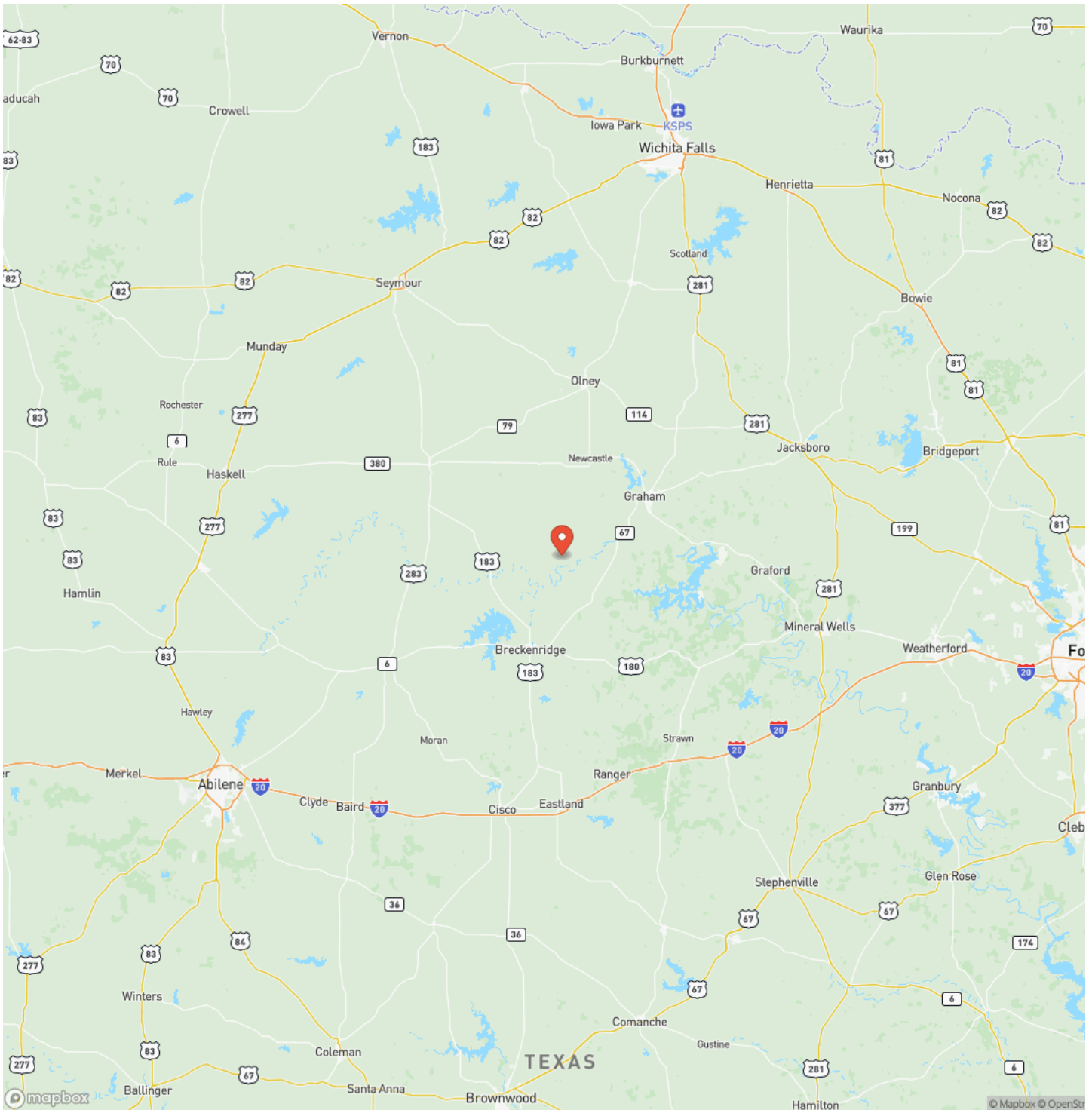
TR RANCH - YOUNG COUNTY
Graham, TX / Young County



Locator Map



Locator Map



Satellite Map



TR RANCH - YOUNG COUNTY
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

[illegible]

NOTES

[illegible]

DISCLAIMERS

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information has been obtained from sources deemed reliable but not guaranteed. All dimensions and boundaries are estimated, and the buyer has the right to verify prior to submitting an offer. Capitol Ranch Real Estate makes no representation, warranty, or covenant of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which are purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. Please submit an offer with earnest money one percent of the asking price. Contact listing broker for preferred title company. The photos and information may not be duplicated in whole or part without the expressed written consent of Capitol Ranch Real Estate

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
