

**East Hill Ranch**  
1951 Hamilton Road  
Graham, TX 76450

**\$995,000.00**  
83.910 +/- acres  
Young County





**East Hill Ranch**  
**Graham, TX / Young County**

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**SUMMARY**

**Address**

1951 Hamilton Road

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

Hunting Land, Ranches, Recreational Land,  
Residential Property

**Latitude / Longitude**

33.047304 / -98.920917

**Taxes (Annually)**

4179

**Dwelling Square Feet**

4125

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

83.910

**Price**

\$995,000.00

**Property Website**

<https://cfreland.com/detail/east-hill-ranch-young-texas/10725/>



## **PROPERTY DESCRIPTION**

East Hill Ranch consists of outstanding hunting land with a luxury barndominium, pool, and horse barn. This area of Young County is quiet, peaceful, and, most of all, known for outstanding whitetail deer along with excellent dove hunting.

A custom gated entrance leads you to the metal home flanked by two picturesque ponds, all surrounded by scenic pastures. The stunning, open-concept residential living space adjoins a shop/storage space with two extra-large roll-up doors. The open-concept living room flows into the gourmet kitchen/dining room outfitted with eye-catching granite countertops, an oversized island, two sink stations, and modern stainless steel appliances. Guests will be especially impressed with the unique features like the custom hand-made staircase, built-in Hibachi grill, and authentic grain silo converted to a pool-side bar.

The land consists of rolling elevation with mature mesquites and post oaks. Fish Creek meanders through this acreage with large hardwoods providing ideal turkey roosts and ample acorn production. This acreage is completely fenced with barbed wire with pens and a trap conveniently located in the SW corner along the county road. The mix of mesquite and large post oaks provides multiple thick, areas for wildlife to bed with ample roads throughout the acreage providing good riding trails for horses or motorized vehicles.

### **- RESIDENCE -**

- Built-in 2014; 3 bedrooms / 2.5 baths
- 4,125 sqft of climate-controlled living space (per owner)
- 2,500 sqft of attached shop/storage (per YCAD) / potential to refurbish into additional bedrooms
- Luxury kitchen w/2 sink stations, double ovens, hibachi grill, ice-maker, french door refrigerator, dishwasher, & microwave drawer
- Open concept w/hand-scraped, hardwood floors
- Loft functions as a game room and/or a flex space
- Saltwater pool & spa w/waterfall, slide, semi-submerged table w/seating, & sloped entrance
- Custom Silo pool-side bar w/electricity & water
- Covered porch on the main level & covered balcony on the second level, both overlook a pond
- Automated lawn sprinkler system & aerobic septic
- Internet (DSL 10Mbps) on-site by Brazos Communications

### **- COVER -**

- *Tree Cover*--Moderate to heavy: Mesquite, live oak, hackberry, prickly ash
- *Underbrush/Browse*--Moderate to thick: lote bush, elbow bush, bumelia, some prickly pear

- *Native Grasses*--Grazed by owner

#### **- TERRIAN -**

- 20+/-ft of rolling to flat elevation changes
- Live-oak mottes on Fish Creek and draw
- Mature mesquite in the flats

#### **- WATER FEATURES -**

- 4,150 feet of Fish Creek
- 2 Ponds; 1 Small stock tank
- Water to Barn; Automatic waterers in horse stalls
- Fort Belknap Co-Op Water Meter

#### **- WILDLIFE -**

- Superb whitetail and dove
- Turkey, duck, and quail
- Wild hogs and varmint
- Hunted by Owner

#### **- RANCHINGIMPROVEMENTS -**

- Barn-3,000+/- sq ft-Concrete floors, automatic waters, electricity, washing stall
- Automatic Gated Entrance
- Completely Fenced-83.91 acres east of Hamilton Rd; 161.81 acres West of Hamilton Rd
- Fenced yard around home & pool

#### **- MINERALS -**

- No production
- No O&G lease
- No minerals owned to convey

#### **- ACCESS -**

- Entrance on the east side of Hamilton Rd
- Listing Broker must be present at all showings or preview with Buyer's Agent.

#### **- DISTANCES -**

- 10 miles east of Woodson
- 21 miles north of Breckenridge (Closest Airport w/ Fuel & Service)

- 22 miles west of Graham (Airport w/ Fuel & Service)
- 26 miles southeast of Throckmorton (Airport)
- 39 miles northeast of Albany
- 108 miles west of Fort Worth
- 222 miles east of Midland

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

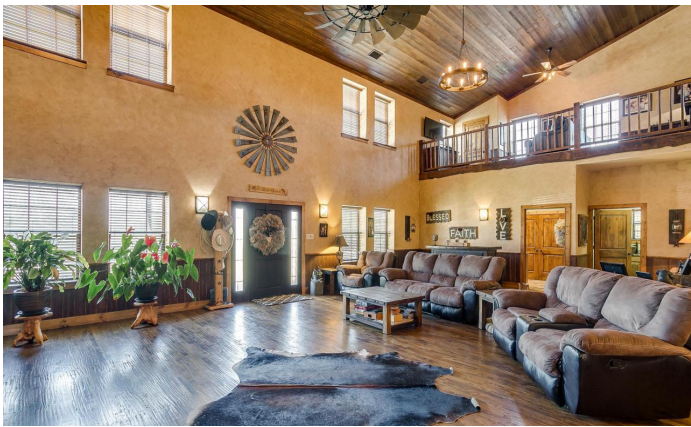
No Trespassing. Please contact a Campbell Farm and Ranch team member for a showing. Campbell Farm and Ranch welcomes all cooperating agents and brokers.

**\*\*\*Cooperating Agents and Brokers must make the first contact with the Listing Agent and be present at all showings to fully participate in the 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.



East Hill Ranch  
Graham, TX / Young County



# Locator Maps





# Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Boone Campbell

**Mobile**

(940) 282-5500

**Office**

(940) 549-7700

**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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801 Elm Street  
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