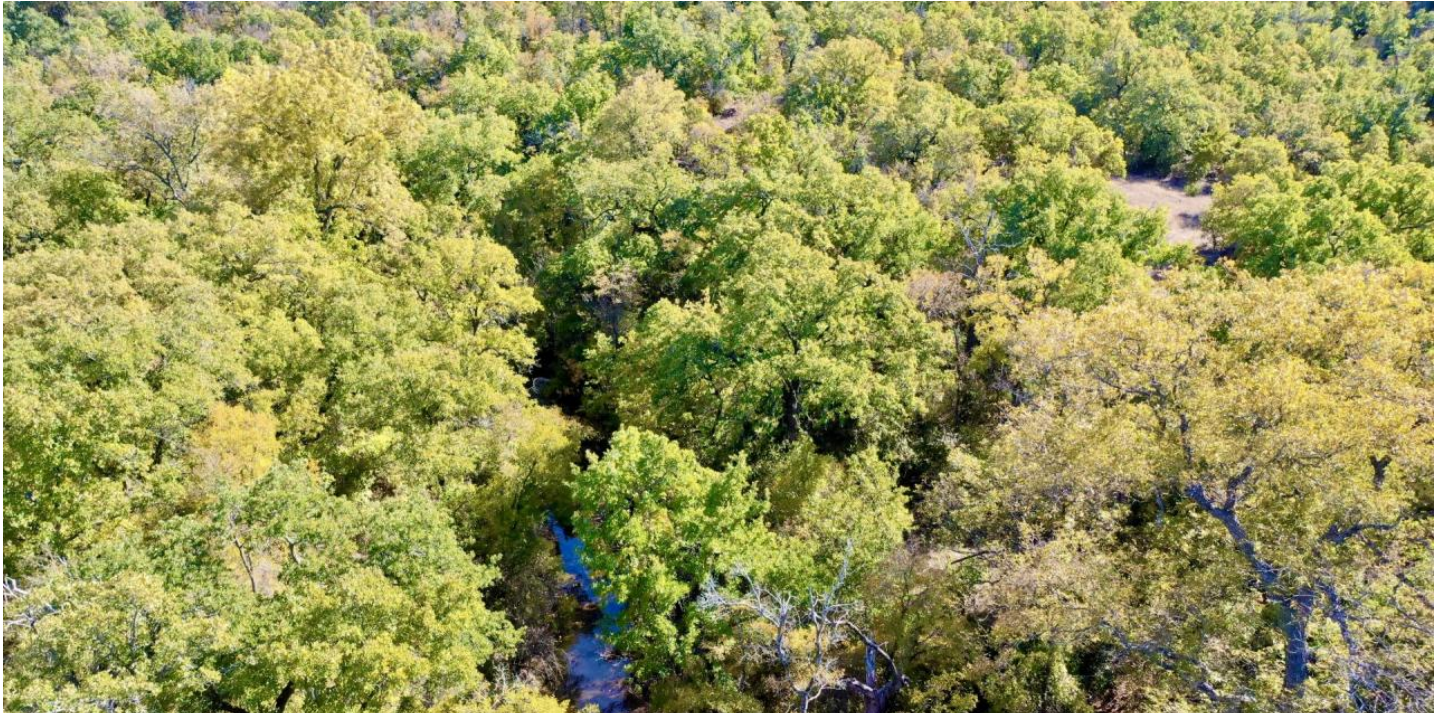


**Flatrock Gulch**  
**Finis Rd**  
**Graham, TX 76450**

**\$687,500**  
**250 +/- acres**  
**Young County**





## Flatrock Gulch Graham, TX / Young County

---

### **SUMMARY**

**Address**

Finis Rd

**City, State Zip**

Graham, TX 76450

**County**

Young County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.07816262748409 / -98.5302754055579

**Taxes (Annually)**

400

**Acreage**

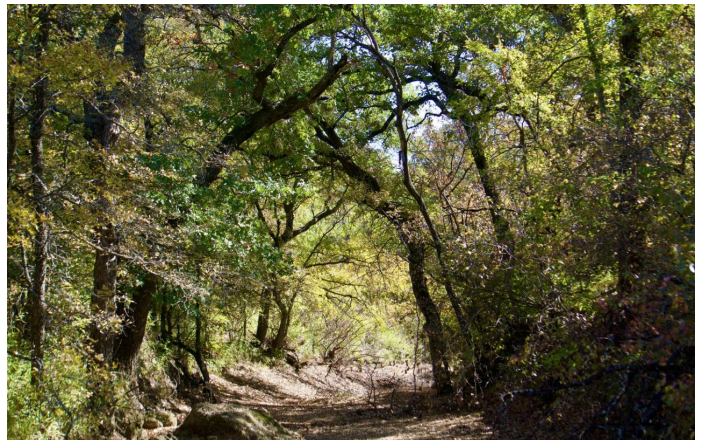
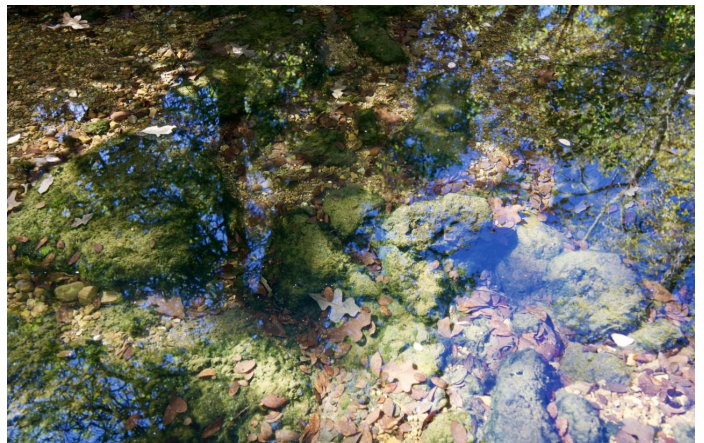
250

**Price**

\$687,500

**Property Website**

<https://cfrland.com/detail/flatrock-gulch-young-texas/11146/>



## **PROPERTY DESCRIPTION**

Some tracts of land just feel wild...Flatrock Gulch embodies that untamed experience. This raw land has just enough trails and paths to get to the blinds and access the distinctiveness of the ranch. The undisturbed nature of the back portion coupled with the large neighbors renders outstanding whitetail and turkey populations. This secluded haven sits five miles east of Graham, Texas on a deeded, private lane from Finis Road.

### **LAND - TERRAIN**

Flatrock Gulch is made up of natural springs and creeks running through wooded gullies and oak-covered hills. This secluded property has excellent high fencing qualities with enough terrain change (260ft) and character to make this particular 250 acres feel much larger. Flatrock Creek meanders on and off the property along the eastern boundary before it bends and cuts through the hills along the northern portion of the ranch. A draw feeding the creek could easily be captured to create a large pond in the front of the property. The "back" or the southern part of the ranch has two deep ravines with springs that run water...even during dry times. These wet ravines have true lake potential. At the top of the ravines lies a flat post oak forest with ample signs of wildlife and the serene feeling of being deep in the woods.

### **- WATER FEATURES -**

- 2,360 feet of Flatrock Creek-Seasonal to Wet
- 2 ponds; Springs
- Multiple large draws with large surface water potential
- Underground water in the area; 6 wells on record within 1/2 mile, 80-250ft deep
- Fort Belknap Water Meter

### **- COVER -**

- Tree Cover--Heavy: Post oaks, live oaks, pecan, Texas ash, mesquite, elm, a few cedars/juniper
- Underbrush/Browse--Moderate to thick: elbow bush, bumelia, skunkbush, some prickly pear
- Native Grasses/Forbs--Not currently leased for grazing

### **- WILDLIFE -**

- Superb whitetail and turkey
- Duck, dove, hogs, and varmint
- Pics & Videos-Coming Soon

- Leased for hunting; Willing to stay

#### **- RANCHING IMPROVEMENTS -**

- Completely fenced-Fair to poor
- Caliche/rocked Lane; ATV/UTV trails throughout
- Electricity on the property; Meters readily available
- Fort Belknap Water Meter

#### **- MINERALS -**

- 2 Producing Gas wells-Drilled by George Bush
- No minerals are owned to convey
- 2 Natural Gas pipelines; 1 Crude Oil Pipeline in the front
- Gas pipeline is the main road

#### **- ACCESS -**

- Gate on Finis Rd (Paved)
- 20 ft Deeded Lane from Finis; Not an Easement-Owned Land
- 5 miles east of Graham
- Listing Broker must be present for initial showing or preview with Buyer's Agent.

#### **-Neighbors -**

- Small neighbors in the front and large in the back.
- North-4ac, 20ac
- Northwest - 13ac, 13ac, 22ac
- West - 60 acres and 900 acres
- East - 1,300 acres
- South - 100 acres

#### **- DISTANCES -**

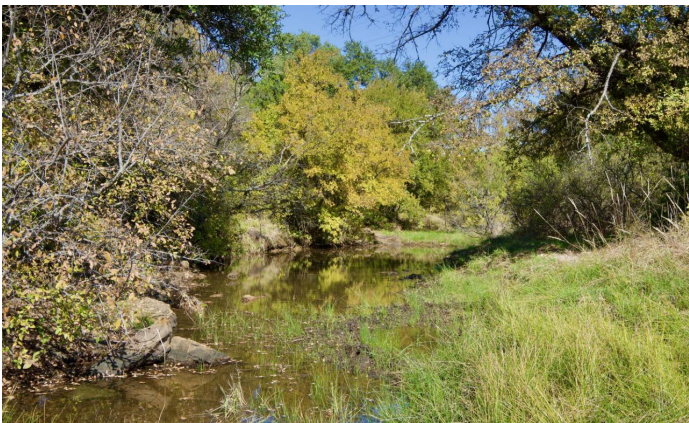
- 5 miles east of Graham (Closest Aiport w/ Fuel Service)
- 22 miles northeast of the "Westside" of Possum Kingdom Lake
- 28 miles southeast of Possum Kingdom Airport on the East side of the PK Lake
- 29 miles west of Jacksboro
- 63 miles south of Wichita Falls
- 85 miles west of Fort Worth
- 122 miles west of Dallas
- 243 miles east of Midland

**Listing Agent: Heath Kramer 940-456-0575**

No Trespassing. Please contact a Campbell Farm and Ranch agent or broker 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.



Flatrock Gulch  
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

---