

187 Acre Cattle & Horse Ranch

South of Graham, Young County, Texas



A completely remodeled 6600 sq. ft. 5-4.1-3 brick and stone home – no expense spared.



Rolling native & improved grasses, scattered oaks, stock ponds, river frontage, \$2,995,000.

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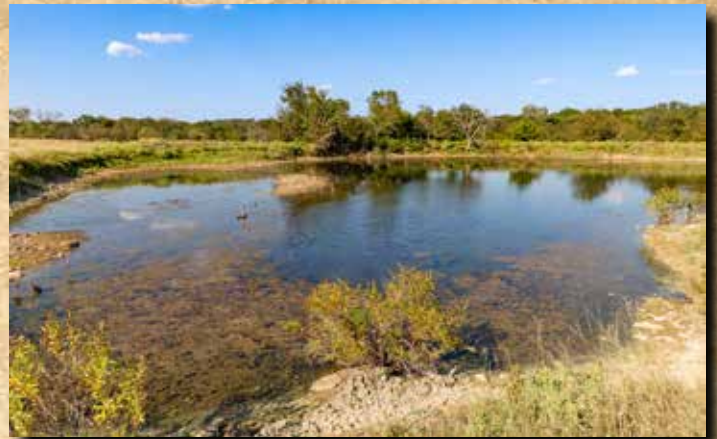
187 acre Cattle & Horse Ranch South of Graham, Young County, Texas

- LOCATION:** Approximately 7 miles from the town of Graham at 1551 Lower Tonk Valley Road, Graham, Tx 76450.
- TERRAIN:** Gently rolling with improved and native grasses. The trees on the property include live oaks, very little mesquite, huge pecan and cottonwood trees on the river. The pastures have been improved via weed control and fertilizer to produce quality hay in loamy soils. There is 37 acres of Brazos River Conservation land that is contiguous to the Brazos River providing excellent hunting cover and grazing. A significant part of the ranch land is in the flood plain, which probably explains the varieties of loamy productive soils.
- IMPROVEMENTS:** A fully renovated brick and stone home in 2024 of approximately 6,600 sf featuring 5 bedrooms, 4.1 baths, 3 living areas with two having wood-burning fireplaces and one with a wet bar and icemaker, and 3 car covered carport. The home is a one-story, ranch-style design with open floor space featuring a large kitchen, and huge island, all new electric appliances, beautiful cabinetry, huge family room, dining room, and foyer. The extensive remodel featured hard wood floors throughout the living areas and bedrooms, upgraded light fixtures, hardware, appliances, windows throughout, as well as doors, both interior and exterior. The home has an oversized laundry/mud room with abundant storage, new tile floors, new cabinets and hardware, and two brand large new Washer/Dryer that come with the house. The Master bedroom and bath are spacious and feature hardwood floors and beautiful tile in the bathroom with new cabinets, mirrors, hardware, fixtures, and a large wet room including a shower and bathtub, with all new upgraded glass, including in the adjacent steam shower. The Master bathroom has direct access to the backyard. All bedrooms have similar features such as new hardwood floors, plumbing fixtures, and light fixtures. The home has a spacious, covered patio overlooking the large backyard and pastures. There are four A/C units. The home also includes a very large detached entertaining room or area which includes a wet bar, full bath, and unobstructed view of the land. The home was completely repainted on the exterior, new gutters and downspouts added, along with completely new zero landscaping with drip irrigation, new trees, and new yard. Resurfaced entire driveway from the front gate to the back and up to the carport at a cost of \$73,000. The owner has spared no expense in renovating this home and the huge yard. Riding and cattle working pen. The modest approx. 30X30 metal barn has concrete floors, a separate tack/feed room and four horse stalls with waterers. Newly painted pipe and cable fencing, and the pastures are cross-fenced.
- WATER:** Water to the main structures is provided by the town of Graham. Access to the Brazos River through the east adjoining BRA easement. Two earthen stock ponds and a larger tank located in the middle of the ranch. Stock tanks/ponds that service each pasture
- PROPERTY TAXES:** Approximately \$6,000 annually with ag exemption.
- MINERALS:** None Owned
- COMMENTS:** Situated on the Brazos River offering privacy, beautiful pastures with live oak trees, the home features an elevated view of all the property. Any mineral rights owned convey.
- PRICE:** \$2,995,000, no owner financing or division.

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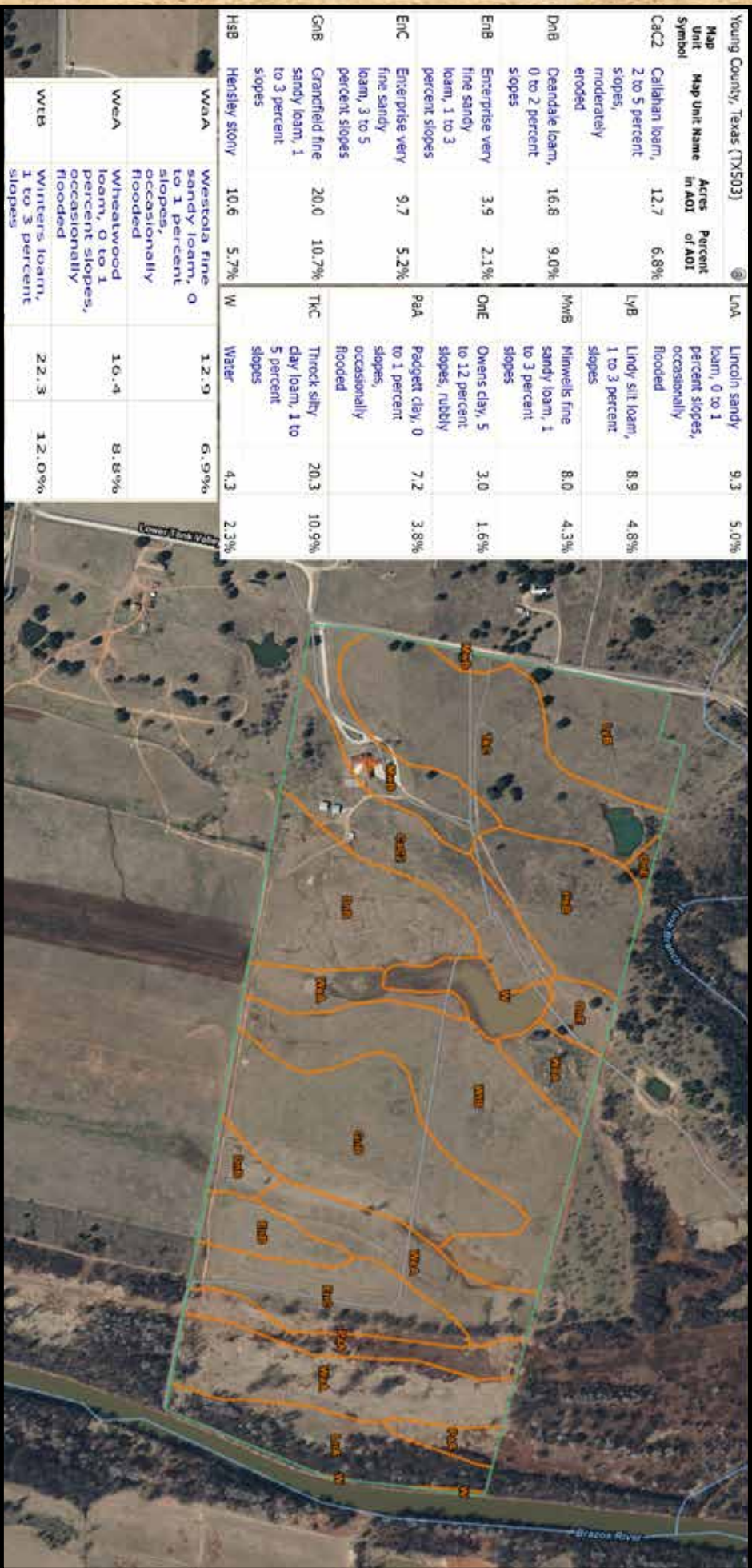
FEMA Flood Zone Map

Zone A

YOUNG COUNTY
UNINCORPORATED AREAS
480684

48503C0475E
eff. 7/18/2011





Yellow boundary lines are not exact.

