Brier Bend Ranch
1368 Rosser Ranch Road
Graham, TX 76450

$699,500
50.39± Acres
Young County







SUMMARY

Address
1368 Rosser Ranch Road

City, State Zip
Graham, TX 76450

County
Young County

Type
Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude
33.005592 / -98.630946

Taxes (Annually)
$2,868

Dwelling Square Feet
1,822

Bedrooms / Bathrooms
3 / 2

Acreage
50.39

Price
$699,500

Property Website
https://cfrland.com/detail/brier-bend-ranch/young/texas/56681/







PROPERTY DESCRIPTION

Located in the serene Brier Bend area of the Brazos River Valley along Rosser Ranch Road is the picturesque Brier Bend Ranch, sprawling over 50 acres of beautiful terrain. With lush hardwood trees and native grasses dotting the landscape, this property boasts two good surface ponds, that have potential to be improved, encompassed by thick hardwood foliage that makes for a perfect wildlife habitat and hunting grounds. To the north lies sparse mesquite cover, enriched by the fertile fine sandy loam soil that provides endless opportunities for annual crop farming or growing food plots. Brier Bend Ranch has the added advantage of good county road frontage that flanks its northern and eastern boundaries, opening up opportunities for potential development by investors. The ranch sits only 8 miles south of Graham, TX offering small town amenities such as dining,boutique shopping, recreational activities, and much more.

Brier Bend Ranch is complete with certain upgrades, including an old barn of 50'X80' that requires a little attention and an unused old round pen. The main house, built in 1998, spans 1822 sq/ft, featuring three bedrooms, two bathrooms, a kitchen, living room, and separate dining room. Covered parking facilities ensure protection from inclement weather. The present owners have thoughtfully updated the interiors, ensuring modern conveniences for a comfortable living experience.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Two ponds
- Water ~ Fort Belknap Water Supply Co. meter
- Tree Cover ~ 60% heavily wooded, oak, mesquite, hackberry
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased for grazing
- Soils ~ Bastrop Fine Sandy Loam, Set-Palopinto Complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light with larger neighbors on the east and south
- Land ~ Good wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral interest unknown
- O&G Production ~ No production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ Paved Rosser Ranch Road, gravel Racetrack Road
- Nearby Towns ~ 8 miles south of Graham, Texas city limits
- Major Cities ~ 50 mi NW of Mineral Wells, 100 mi WNW of Fort Worth

- Airports ~ 13 mi SW of Graham Municipal, 63 mi S of Wichita Falls Regional

AGENT COMMENTS: Brier Bend Ranch is a turn-key ranch sitting in the beautiful Brazos River Valley. This is an ideal multi-use property for sustainable living or as a weekend retreat to get away from the hustle and bustle of city life.

Listing Agent: Heath Kramer 940-456-0575

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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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