Double R Retreat
1987 Highway 67
Graham, TX 76450

$1,325,000
14.97± Acres
Young County







CAMPBELL
FARM & RANCH

MORE INFO ONLINE:

https://cfrland.com/

SUMMARY

Address
1987 Highway 67

City, State Zip
Graham, TX 76450

County
Young County

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

Latitude / Longitude
33.064123 / -98.628249

Taxes (Annually)
$9,947

Dwelling Square Feet
2,690

Bedrooms / Bathrooms
3 / 2.5

Acreage
14.97

Price
$1,325,000

Property Website
https://cfrland.com/detail/double-r-retreat/young/texas/106518/







PROPERTY DESCRIPTION

Double R Retreat is a beautiful 14.97-acre property located less than four miles south of Graham, Texas, along Highway 67. This scenic tract features a blend of improved grasses, towering mature oak trees, and scattered mesquite cover, providing both character and privacy. A recently excavated pond, reaching depths of approximately 18 feet, adds to the property's beauty and recreational appeal. With its combination of open pasture, established trees, and convenient location, Double R Retreat offers an exceptional setting for a homestead, weekend getaway, or recreational retreat.

As you enter the property, a newly constructed asphalt driveway leads you to the custom-built modern home completed in 2022. Designed with both comfort and functionality in mind, the residence features a desirable split-bedroom floor plan with a private primary suite and two guest bedrooms connected by a Jack-and-Jill bathroom. Vaulted ceilings and an open-concept living, kitchen, and dining area create a spacious yet inviting atmosphere, with quality craftsmanship and attention to detail evident throughout.

Step outside to enjoy a covered back porch overlooking the swimming pool and a fully equipped outdoor kitchen, an ideal setting for relaxing or entertaining family and friends. A breezeway connecting the home to the two-car garage provides additional covered parking and convenience, and the garage includes a dedicated washroom for cleaning and caring for animals.

The current owners have made several improvements and kept the property in excellent condition. Additional upgrades at Double R Retreat include a new square-tubing perimeter fence around the home, designed to prevent feral hogs from entering and enhance security. A spacious shop offers plenty of room for storing equipment and working on projects

-- HOME --

- Main House ~ Built in 2022, 2,690 sqft, 3 bdr/2.5 bath, custom-built home
- Parking ~ Two-car garage with additional parking under the breezeway
- Primary Bedroom ~ Large bathroom, walk-in closet, marble tile floor, separate bathtub
- Secondary Bedrooms ~ Jack and Jill bathroom, tile flooring, glass door, quartz countertops
- Main Living Area ~ Open concept with kitchen and dining area, marble countertops, engineered hardwood floors
- Kitchen ~ Large marble island, all marble and quartz countertops, custom cabinets, stainless steel appliances
- House ~ Central air with a heat pump, spray foam insulation
- Driveway ~ New asphalt driveway
- Roof ~ New gutters and downspouts
- Yard ~ Square tubing-fenced yard, smart irrigation system

-- IMPROVEMENTS --

- Utilities ~ Fort Belknap Electric meter, Fort Belknap WSC water meter
- Road System ~ Asphalt driveway, ATV roads
- Fencing ~ Great exterior fencing, custom interior fencing
- Shop ~ 1,200 sqft, concrete slab, water, electricity
- Other Improvements ~ Pool, covered equipment pole barn

-- WATER, COVER & TERRAIN --

- Surface Water ~ One pond, roughly 18 ft deep, newly excavated
- Water ~ There is a water well, but the water would need to be treated
- Tree Cover ~ 40% tree cover, mature oak and mesquite
- Underbrush ~ Minimal underbrush
- Native Grasses ~ 100% improved or native grass

- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 20 ft, rolling terrain

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Land ~ Native grassland, mature oaks, scattered mesquite
- Native Grasses ~ Thick grasses, well manicured

-- MINERALS & WIND --

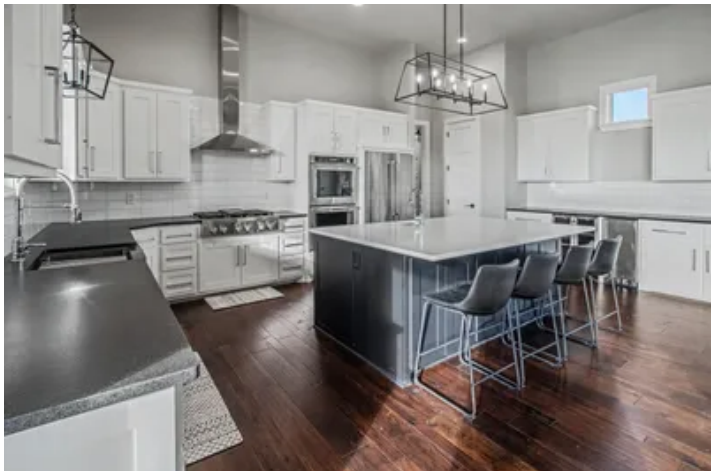
- Mineral Rights ~ No minerals available
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No wind farm in the area

-- ACCESS & DISTANCES --

- Road Frontage ~ HWY 67 South - 500 ft
- Nearby Towns ~ 3.6 mi south of Graham
- Major Cities ~ 60 mi S of Wichita Falls, 90 mi W of Fort Worth
- Airports ~ 8 mi SW of Graham Municipal, 100 mi NW of DFW airport

AGENT COMMENTS: Double R Retreat is a one-of-a-kind property. This is a turnkey ranch only a few miles from the amenities of a small town. If you're looking for a place to relax and watch the sunset, Double R Retreat is the place for you.

Listing Agent: Heath Kramer 940-456-0575





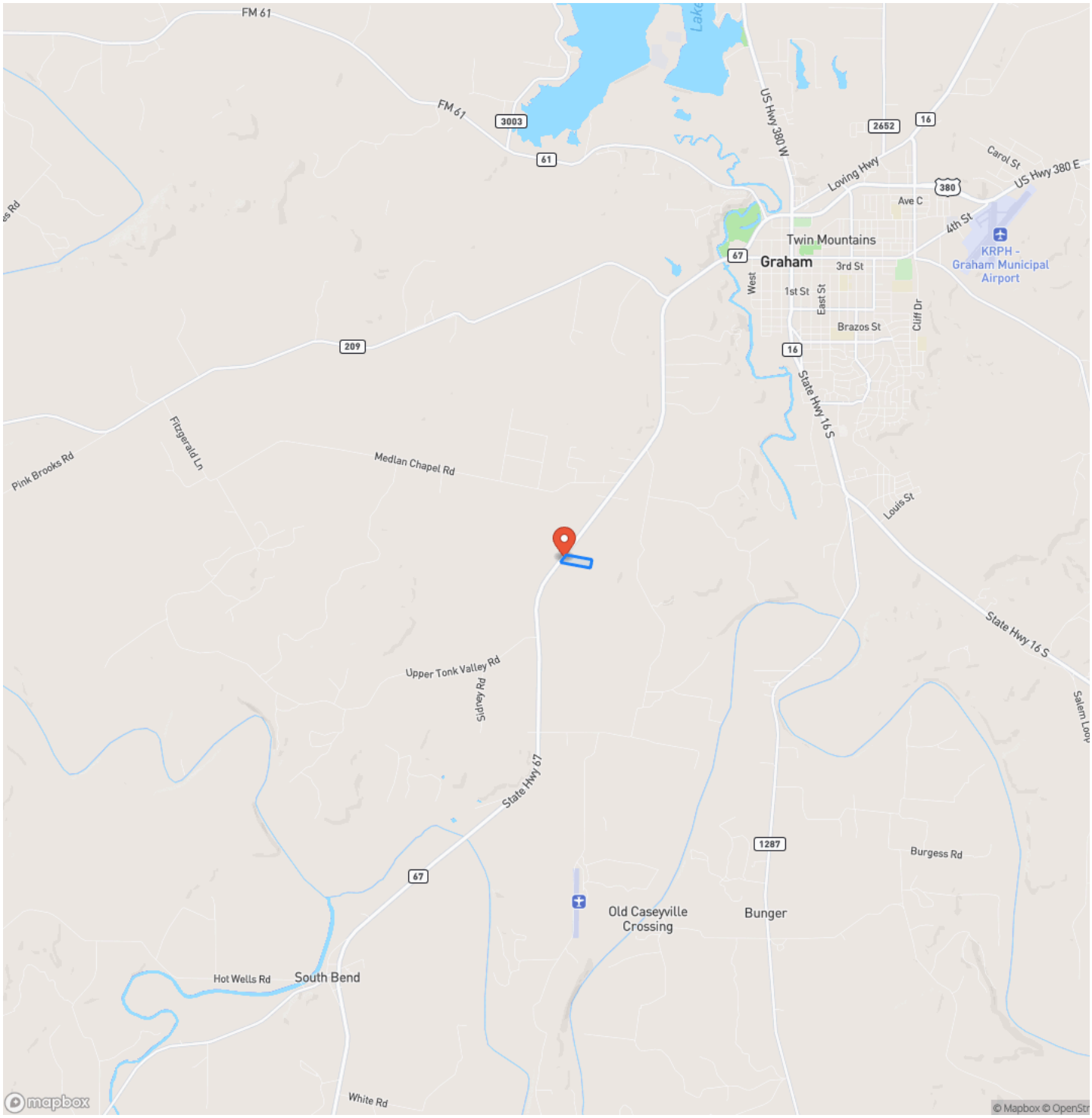



naked

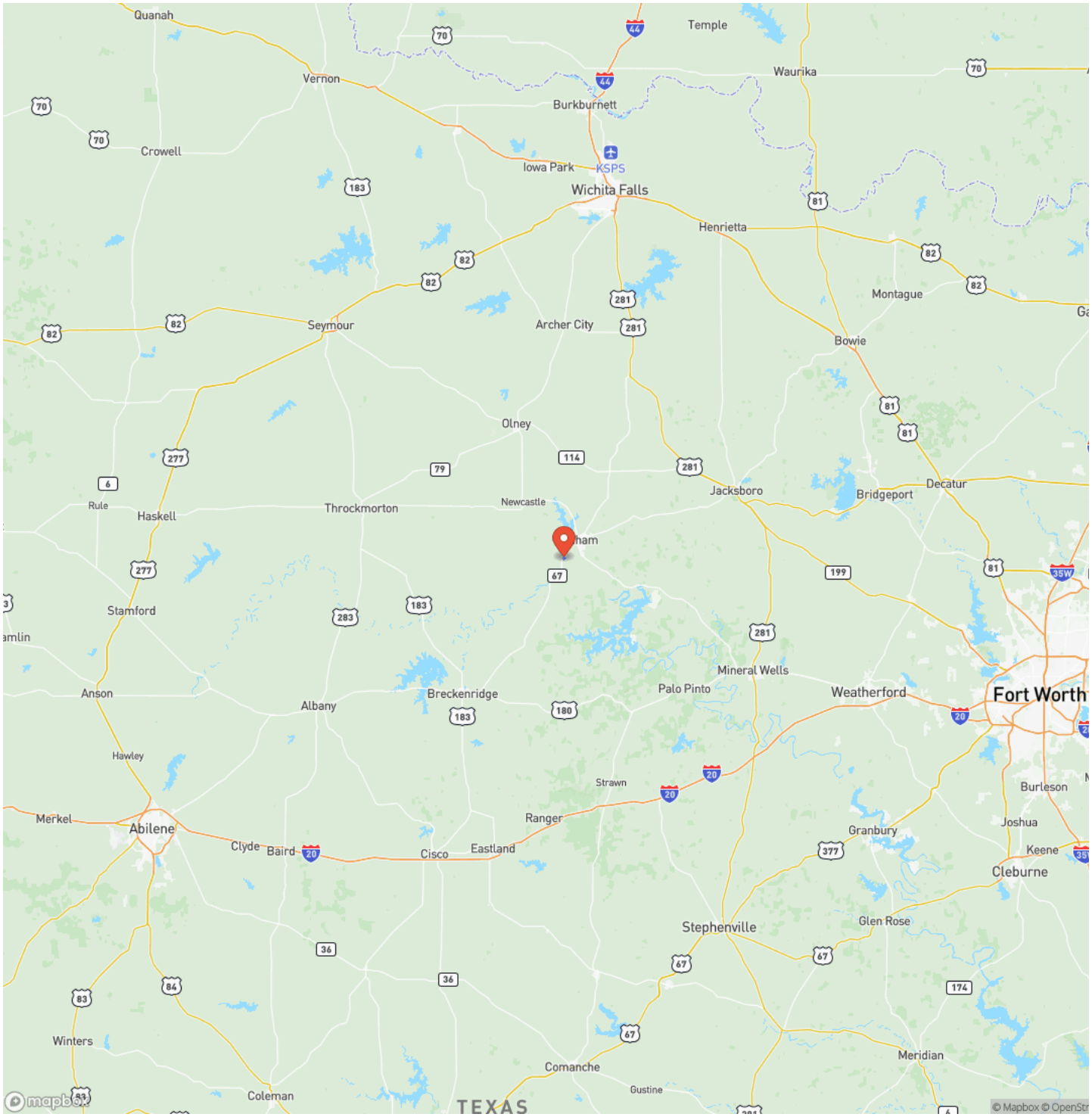




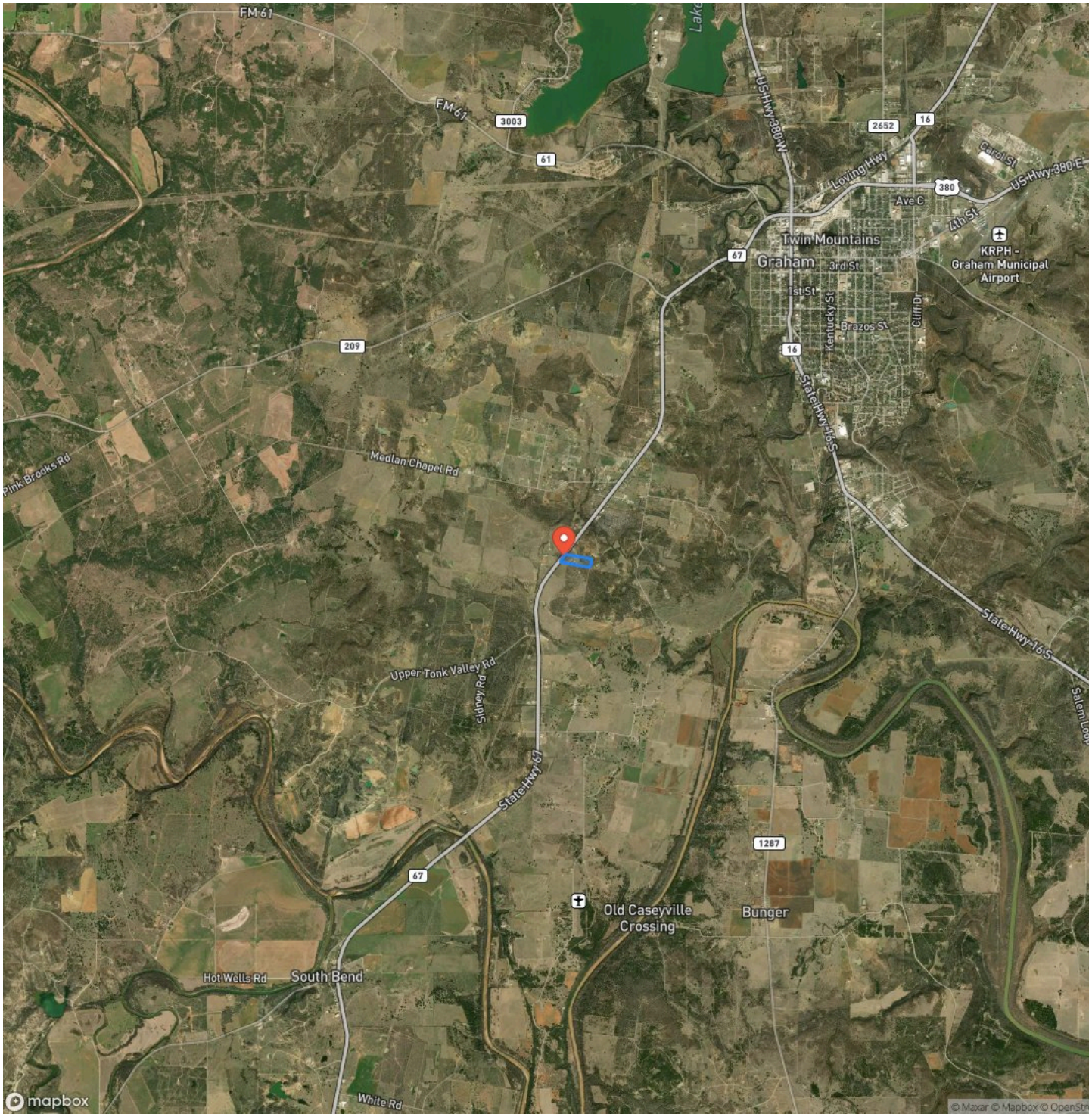
Locator Map


FM 61
FM 61
3003
61
US Hwy 380 W
2652
16
Loving Hwy
Carol St
US Hwy 380 E
380
Ave C
4th St
Twin Mountains
Graham
67
3rd St
1st St
West
East St
Brazos St
Cliff Dr
KRPH - Graham Municipal Airport
209
16
State Hwy 16 S
Pink Brooks Rd
Fitzgerald Ln
Median Chapel Rd
Louis St
State Hwy 16 S
Upper Tonk Valley Rd
Sidney Rd
Salem Loop
State Hwy 67
1287
Burgess Rd
67
Old Caseyville Crossing
Bunger
Hot Wells Rd
South Bend
White Rd
mapbox
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Locator Map


Quanah
Vernon
Crowell
Temple
Waurika
Burkburnett
Iowa Park
KSPS
Wichita Falls
Henrietta
Montague
Seymour
Archer City
Bowie
Olney
Rule
Haskell
Throckmorton
Newcastle
Jacksboro
Bridgeport
Decatur
Stamford
Anson
Albany
Breckenridge
Mineral Wells
Palo Pinto
Weatherford
Fort Worth
Hawley
Strawn
Burleson
Merkel
Abilene
Ranger
Granbury
Joshua
Clyde
Baird
Cisco
Eastland
Keene
Cleburne
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Comanche
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Satellite Map



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