

480 Acre High Fenced Whitetail Ranch

3774 Flat Rock Rd, Graham, Young County, Texas



Gently to heavily rolling, rugged canyons and awe striking spectacular views.



Three cabins, a doublewide, barn, shop, deer breeding pens, electric gated entry.



Blinds, feeders, 7 miles of high fence, and big whitetails. \$1,950,000.00

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480 AC HIGH FENCED GAME RANCH

Bryson, Jack & Young Counties, Texas

LOCATION: Approximately 90 miles west northwest of DFW airport or 10 minutes north of Possum Kingdom Lake between Graham and Graford, just south of Bryson fronting on an all weather county road.

TERRAIN: The majority of the ranch is heavily rolling with large scenic rugged native canyons of post oak and sandstone outcroppings. The balance is level to gently rolling with loam soils and post oak cover. There are numerous cultivation food plots for the wildlife. In loamy soil areas the native grass is tall and thick showing great productivity and land stewardship. There are numerous locations where the views are awe striking and spectacular.

IMPROVEMENTS: There are three dwellings or cabins for family or guests near each other at the headquarters. A doublewide home for the foreman or care taker. An all steel open end equipment barn with shop, walk-in cooler, walk-in freezer, and storage. 10 acres of deer breeding pens include - An older enclosed deer handling facility with breeding pens and a new high fenced pen aka the dmp (deer management pen). An electric gated entry. A 20 ton overhead bulk storage bin, and a 10 ton corn bin with auger. 8 blinds and feeders. Approximately 7 miles of high fence. Gas tank, diesel tank, and a 500 gallon propane tank.

WATER: There is one water well with three storage tanks totaling 9000 gallons. Nine stock ponds (1 larger one that is stocked with FL bass and perch).

MINERALS: None owned. One currently producing well inside the high fence and the operator is very good to work with.

GAME: In 2004 37 1.5 year old genetically improved whitetail bucks were turned out. The owner currently estimates about 100 whitetail bucks and 100 whitetail does reside under the high fence. There are 20 exotic animals which include - some black buck antelope, Axis deer, and one Llama (for possible coyotes). For the last four years approximately 15 trophy whitetail bucks and 15 whitetail does have been harvested each year. Four to five bucks per year are 150+ B&C inches with the tine length being better than average. Many turkey are observed as well.

COMMENTS: This game ranch is rugged and scenic with beautiful canyons and views. It is secluded and seems much larger than its size. Very private yet only 90 miles back to the dfw metroplex. Excellent hunting and very comfortable cabins. The current owner has owned the ranch since 2004 and has improved it yearly.

PRICE: \$1,950,000.00

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