



FARM & RANCH

**EXPANSIVE 117 ACRES WITH
FARMHOUSE DATING BACK
TO LATE 1890s.**

TBD Reeves – Graham, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

Williamstrew 

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY KANDY HALE MABERRY, BRIGGS FREEMAN SOTHEBY'S INT'L
CO-LISTED WITH **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Owner finance ask agent. Expansive 117 acres, enchanting farmhouse dating back to late 1890s. Steeped in history and surrounded by natural beauty, this property is a true gem. You'll discover three water wells, deep ponds, and multiple barns, offering endless opportunities for outdoor activities and agricultural pursuits. The grazing fields provide ample space for livestock, making it ideal for those looking to embrace a rural lifestyle. Or serve as a base for a hunting and fishing camp. Home has retained its farmhouse charm, seamlessly blending modern amenities with character of yesteryear. Find four bedrooms, two living spaces, an office, and a large dry storage area. Vaulted ceilings create an open and airy ambiance, adding to the overall sense of spaciousness and comfort. This property truly offers the best of both worlds. It allows you to enjoy the tranquility of country living, still being within close proximity to the quaint town of Graham, TX. Foamed attic.

LOCATION

City Graham
County Young
Schools Newcastle ISD

OFFER SUMMARY

List Price \$1,050,000
Lot Size 117 Acres
Utilities Septic, Well

Driving Directions Take FM 67 SW. Turn right on 209. Go about 9 miles to Miller Bend Rd. Turn right. Follow Miller Bend for about 2 miles. Turn right on Reeves Rd. Follow Reeves Rd for about 2 miles. Home on left. Ranch on both sides of road.

HIGHLIGHTS

- 2,764 SF • 3 BED • 2.5 BATH
- DEEP PONDS
- MULTIPLE BARNES
- THREE WATER WELLS
- WORKSHOP W/ELECTRIC
- NO KNOWN RESTRICTIONS
- HUNTING/FISHING
- GRAZING FIELDS FOR LIVESTOCK

LISTING PRESENTED BY:



STEPHEN REICH
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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



STEPHEN REICH – 817.597.8884



CONTOUR & FLOODPLAIN

