FARM & RANCH

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

TBD Reeves - Graham, TX





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

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

OFFER SUMMARY

City	Graham	List Price	\$1,050,000
County	Young	Lot Size	117 Acres
Schools	Newcastle ISD	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 BARNS
 - \cdot THREE WATER WELLS

- · WORKSHOP W/ELECTRIC
- \cdot NO KNOWN RESTRICTIONS
 - · HUNTING/FISHING
- \cdot GRAZING FIELDS FOR LIVESTOCK

LISTING PRESENTED BY:



FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS













STEPHEN REICH - 817.597.8884





PROPERTY PHOTOS











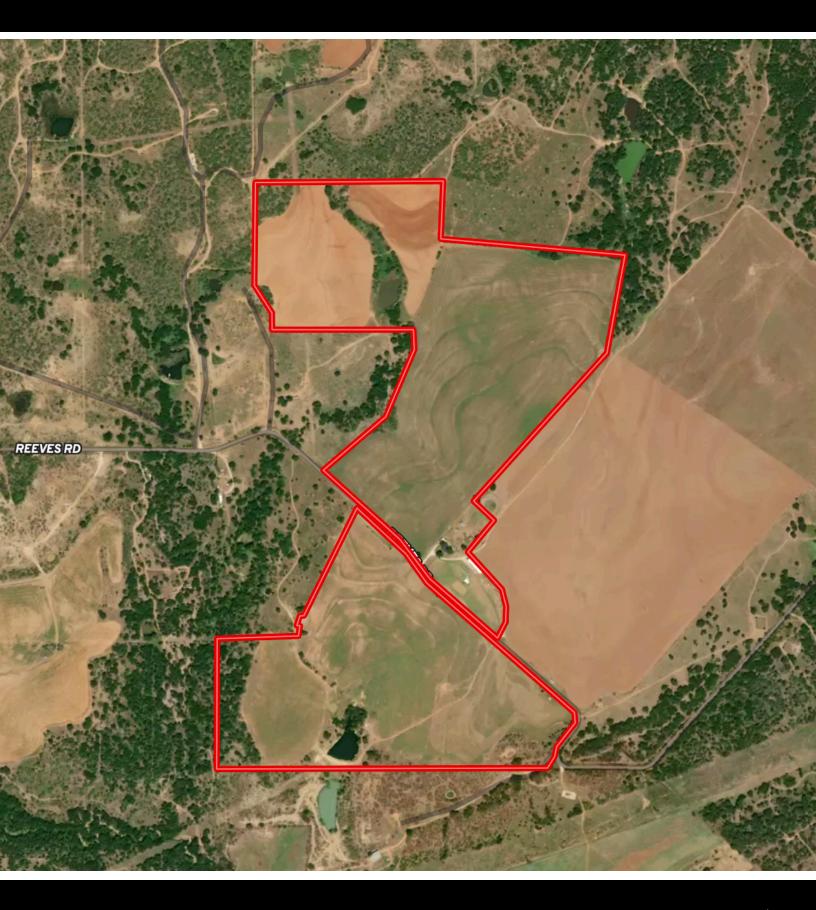








AERIAL MAP



STEPHEN REICH - 817.597.8884





CONTOUR & FLOODPLAIN

