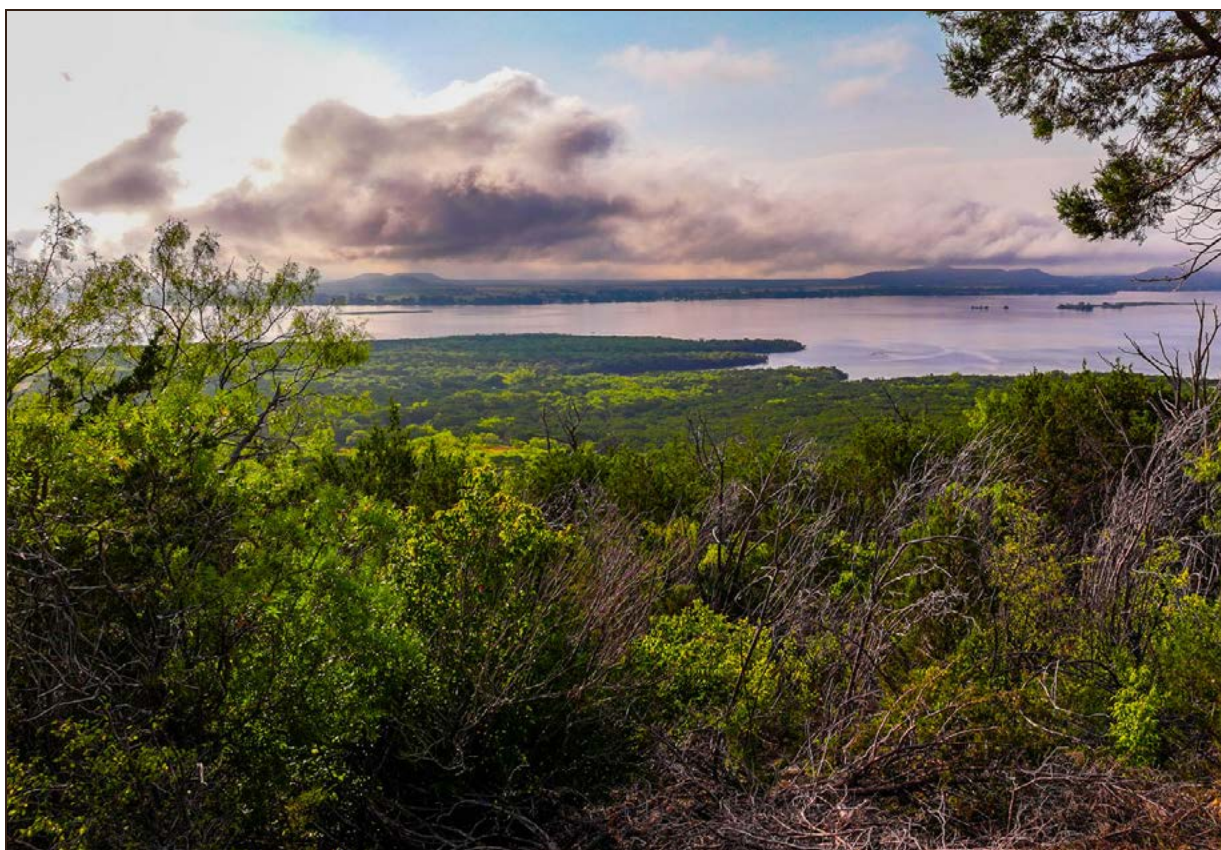




**HARRIS PEAK RANCH AT POSSUM KINGDOM**  
GRAHAM, TEXAS





**HARRIS PEAK RANCH AT POSSUM KINGDOM**  
**GRAHAM, TEXAS**

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**\$9,625,050 | 879± ACRES**

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LISTING AGENT: **BRETT GRIER**

400 WEST I-20, SUITE 100  
WEATHERFORD, TX 76086

M: 817.357.7347

[BGRIER@HALLANDHALL.COM](mailto:BGRIER@HALLANDHALL.COM)

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**



**EXECUTIVE SUMMARY**

*The Harris Peak Ranch is one of the largest contiguous acreages bordering the Brazos River Authority (BRA)-controlled shoreline on Possum Kingdom Lake. Located on the lake's northwest side and at the end of a county road easement, the property backs up to large acreage ranches. Along the southern boundary, the property borders the Brazos River Authority-controlled shoreline, allowing access to over two-and-a-half miles of waterfront on Possum Kingdom Lake. Obtaining a property of this size adjacent to Possum Kingdom Lake with waterfront access is rare.*

*Wildlife includes whitetail deer, turkey, dove, migratory ducks, and wild pigs. Fishing on the lake includes striper, large and smallmouth bass, sand bass, a variety of catfish, crappie, freshwater gar, carp, and perch. The ranch is unencumbered by any major improvements and what is left of any oil and gas production is in the process of being removed. The seller is believed to own a significant portion of the mineral interest applicable to approximately 4,100 mineral acres and 100% of the executive rights. With an acceptable offer, minerals or a portion thereof are negotiable with the purchase of the property.*

*Past production on the ranch has incorporated electric service in multiple locations that are still active and may be utilized. Surface water includes three ponds, seasonal creeks, and lake frontage. There are currently no water wells or water taps on the property. Some of the greatest features of this ranch are the location, access to nearly three miles of Possum Kingdom Lake shoreline, the third tallest peak in Palo Pinto County (Harris Peak), development potential, and the proximity to Graham, Mineral Wells, and the Dallas-Fort Worth metroplex. Large land holdings bordering Possum Kingdom Lake are few to none, and Harris Peak Ranch is a remarkable opportunity for ownership.*



### LOCATION

Harris Peak Ranch is 23 miles from Graham, 120 miles from Fort Worth, and 138 miles from Dallas.



### LOCALE

Palo Pinto County, Young County, and Graham, Texas, more specifically, is a highly sought-after region in central-west Texas. As the county seat and home to several manufacturing and service companies, Graham is a bustling community with a small-town feel. Graham has a mixture of big box chain stores, local hardware, feed stores, retail shops and a hospital. The area around the lake comprises large acreage ranches, a state park, public boat ramps and residential developments along the waterfront of the lake. The oil and gas industry is a leading industry in the area, providing a large majority of the employment along with agricultural industries, retail, and recreational tourism around the lake.

According to the 2020 census, the population of Graham is 8,730, the population of Young County is 17,870, and the population of Palo Pinto County is 28,410.



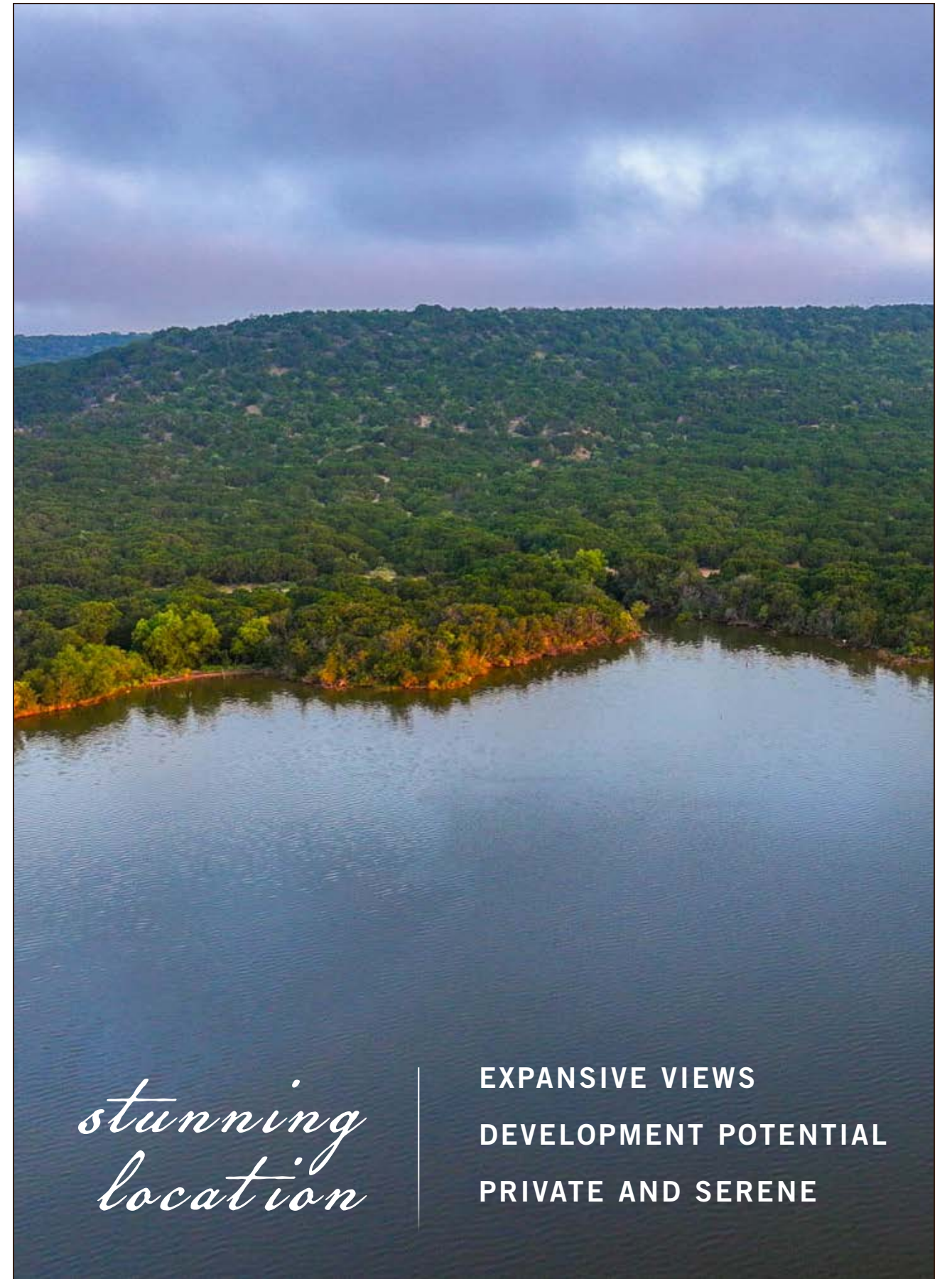
## GENERAL DESCRIPTION

Heading south from the town of Graham, Texas, and winding along Possum Kingdom Lake's banks, the ranch lies at the end of a county road easement. Entering the ranch along Seminole Trail Road, it is the last property tucked behind the hills with privacy facing the largest part of Possum Kingdom Lake. Multiple trails and the remnants of oil field roads provide a great deal of access to virtually every portion of the ranch. The property's elevation reveals the quality of views overlooking the lake, and the lack of structures provides a blank slate for taking the ranch in any direction a buyer desires. Primarily wooded, with a ridgeline running the entire length of the ranch, views of the lake are prominent from nearly every angle on the property. Mature cedar, oaks, mesquite, and a variety of scrub brush blanket the property. The rocky bluffs and deep ravines not only give character to the views and the land but also provide cover for wildlife and vantage points from which to hunt. The privacy, views, location, and inevitable equity in development potential offer a remarkable opportunity for ownership.



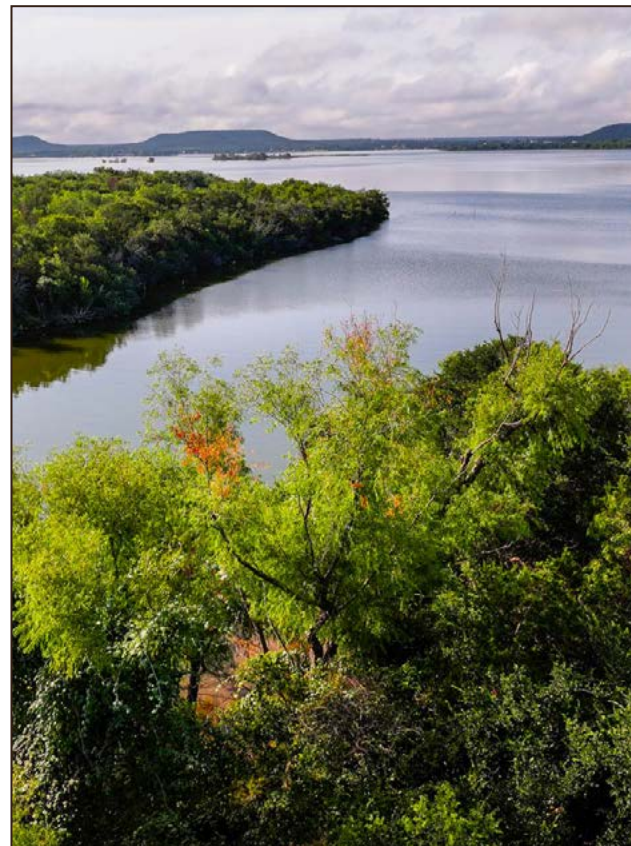
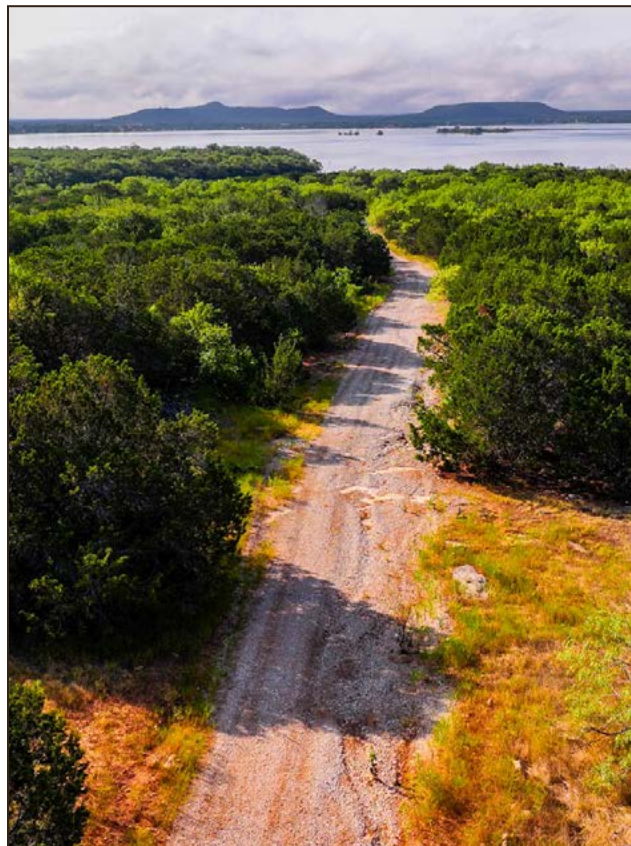
## LEASES AND PERMITS

The property is currently under a surface lease with deer hunters at a rate of \$13 per acre for a yearly lease. The lease may be continued or terminated and prorated upon closing and funding.



## IMPROVEMENTS

There are no major structures or improvements located on the property.



## CLIMATE AND ELEVATION



### TEMPERATURES

The hottest season lasts three to four months, from May 28 to September 14, with an average daily high temperature above 89°F. The hottest month of the year in Graham is July, with an average high of 96°F and a low of 75°F. The cool season lasts two to three months, from November 24 to February 21, with an average daily high temperature below 65°F. The coldest month of the year in Graham is January, with an average low of 36°F and a high of 59°F.

### PRECIPITATIONS

The average annual rainfall is 31.5 inches, with an average of 72 days of precipitation. The rare snow days account for an average accumulation of just over one inch of snow.



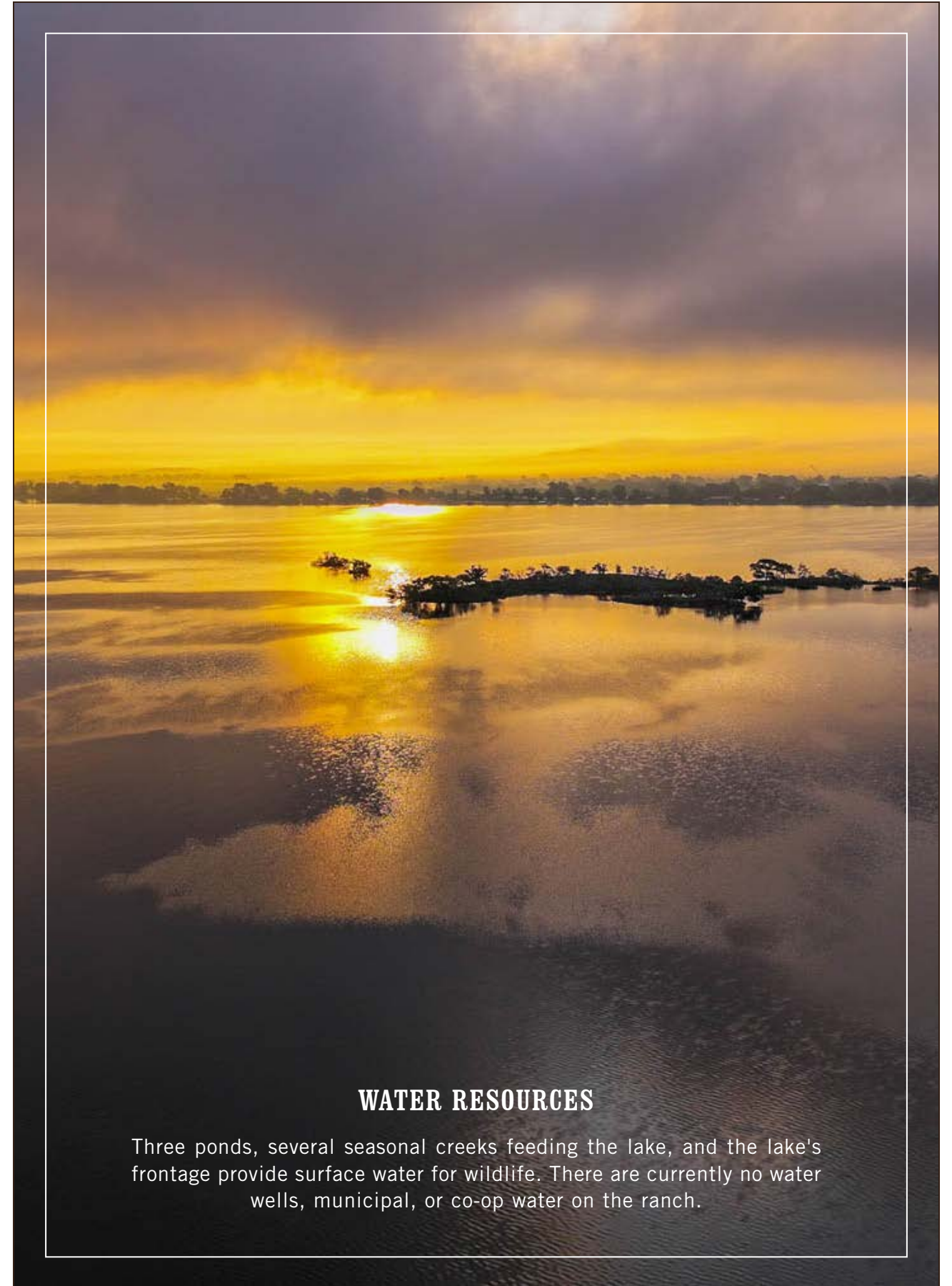
## GENERAL OPERATION

The ranch has been historically utilized for grazing cattle, hunting, and recreation on the lake.



### **WILDLIFE & RECREATIONAL CONSIDERATIONS**

Whitetail deer, Rio Grande turkey, migratory ducks, and dove have been known to be plentiful on this ranch and surrounding properties. The lake provides a fishing, boating, and sailing component to the ranch that may be further developed by obtaining a dock or multiple dock permits from the Brazos River Authority along the shoreline. The dense brush cover, elevation, and access to the lake provide a blank slate to develop a lakefront low or high-fenced hunting operation.



### **WATER RESOURCES**

Three ponds, several seasonal creeks feeding the lake, and the lake's frontage provide surface water for wildlife. There are currently no water wells, municipal, or co-op water on the ranch.

## HISTORY

Palo Pinto County, established in 1856 in north-central Texas, is named after the Palo Pinto Creek, which early Spanish explorers named due to its "painted" or multi-colored rocks.



The area now known as Palo Pinto County was originally inhabited by Native American tribes, including the Comanche and Kiowa. These tribes lived off the land long before European settlers arrived. The first significant European presence came in the 1850s when settlers moved in, drawn by fertile land along the creeks and rivers, and the potential for ranching.

In its early years, Palo Pinto County was primarily a frontier area with a sparse population. Settlers faced numerous challenges, including conflicts with Native American tribes, harsh weather conditions, and the lack of infrastructure. Despite these challenges, the area's location and the arrival of the railroad in the late 19th century spurred growth and development.



One of the most significant aspects of Palo Pinto County's history is its ranching heritage. The county is renowned for large generational ranches that have been influential in shaping its economic and cultural landscape.

The Whip-Poor-Will Ranch, established by the early settler A.C. McCormick, is one of the area's earliest and most renowned ranches. McCormick, a prominent figure in the region, was instrumental in developing the local cattle industry and establishing Palo Pinto County as a significant player in Texas ranching. His ranch became a model for others, showcasing innovative techniques in cattle breeding and ranch management.



Another prominent figure in the county's history is Charles C. "Charlie" Wright, who, along with his family, established the Wright Ranch in the late 19th century. Wright's contributions to the local economy were substantial, and his ranch became known for its high-quality cattle and effective management practices. His leadership helped foster a sense of community and collaboration among local ranchers.

The Baker Ranch also stands out in Palo Pinto County's history. Founded by the Baker family in the early 20th century, this ranch is known for its significant contributions to the local agricultural economy. The Baker family's commitment to sustainable ranching practices and community involvement has made their ranch a cornerstone of Palo Pinto County's heritage.

The impact of these ranches and their owners extends beyond the economic contributions. They played a crucial role in shaping the cultural identity of Palo Pinto County. The ranching lifestyle, with its emphasis on hard work, self-reliance, and community, became a defining characteristic of the county's social fabric. Local traditions, festivals, and events often reflect this deep-rooted connection to ranching and a conservative lifestyle.

Moreover, these ranchers' influence is evident in the preservation of historical sites and the promotion of heritage tourism in the county. Museums, historical societies, and local events celebrate the history and contributions of figures like McCormick, Wright, and Baker, ensuring that their legacy continues to be appreciated by future generations.



## TAXES

Annual property taxes are estimated at \$1,271.00 based upon past years.



### WATER AND WIND RIGHTS

The seller believes they own all water and wind rights to the property and will convey whatever rights the seller does own with an acceptable offer subject to negotiations.

### MINERAL RIGHTS

The seller believes to own a significant portion of the mineral estate and will consider conveyance or a portion thereof with an acceptable offer subject to negotiations.

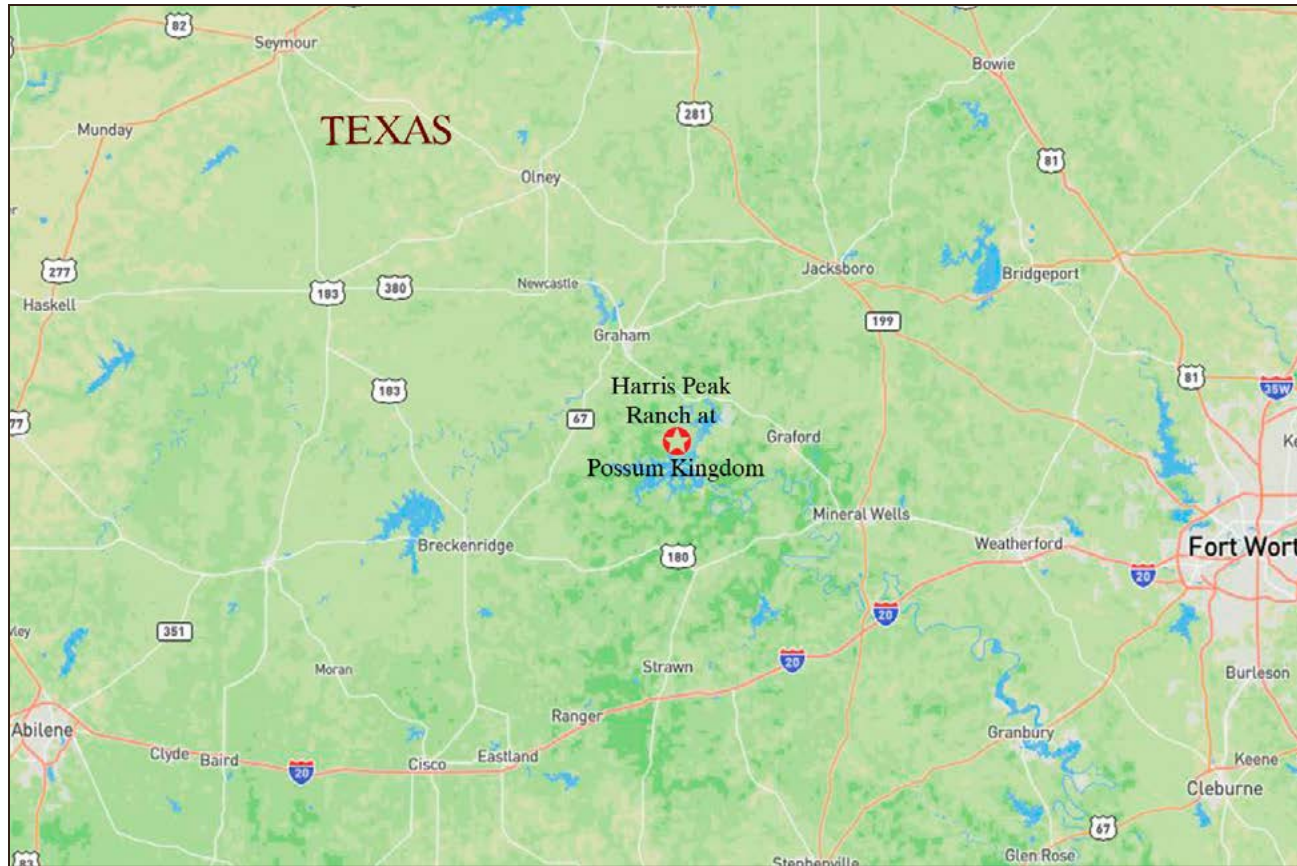
### ADDITIONAL INFORMATION

Harris Peak Ranch's exterior perimeter is just over six miles, including almost three miles of BRA shoreline. It is just under two miles from Farm to Market Road 1148.



### BROKER'S COMMENTS

*Harris Peak Ranch has untapped potential that could be purchased as a land bank with little cost of ownership or immediately begin developing in a multitude of directions. The ranch has a ridge line that runs the length of the property facing the lake, providing clear views of the lake from nearly every part of the property. From the standpoint of development, this is a characteristic that is hard to replicate around the lake with almost every portion of the property enjoying lake views. If a development is not what the buyer desires, improving the ranch for a private or commercial hunting ranch is a real possibility. The access to fishing and boating on Possum Kingdom Lake directly from the ranch would give another component and revenue stream for a commercial outfitter, lodge, or hunting operation. With the elevation, seclusion, and access to the lake, Harris Peak Ranch provides some of the best characteristics the area has to offer and an inimitable opportunity for ownership.*



Click on map above for link to MapRight map of property.

## PRICE

**\$9,625,050**

## TERMS

Cash, conventional financing, terms negotiable.

*Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.*

## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

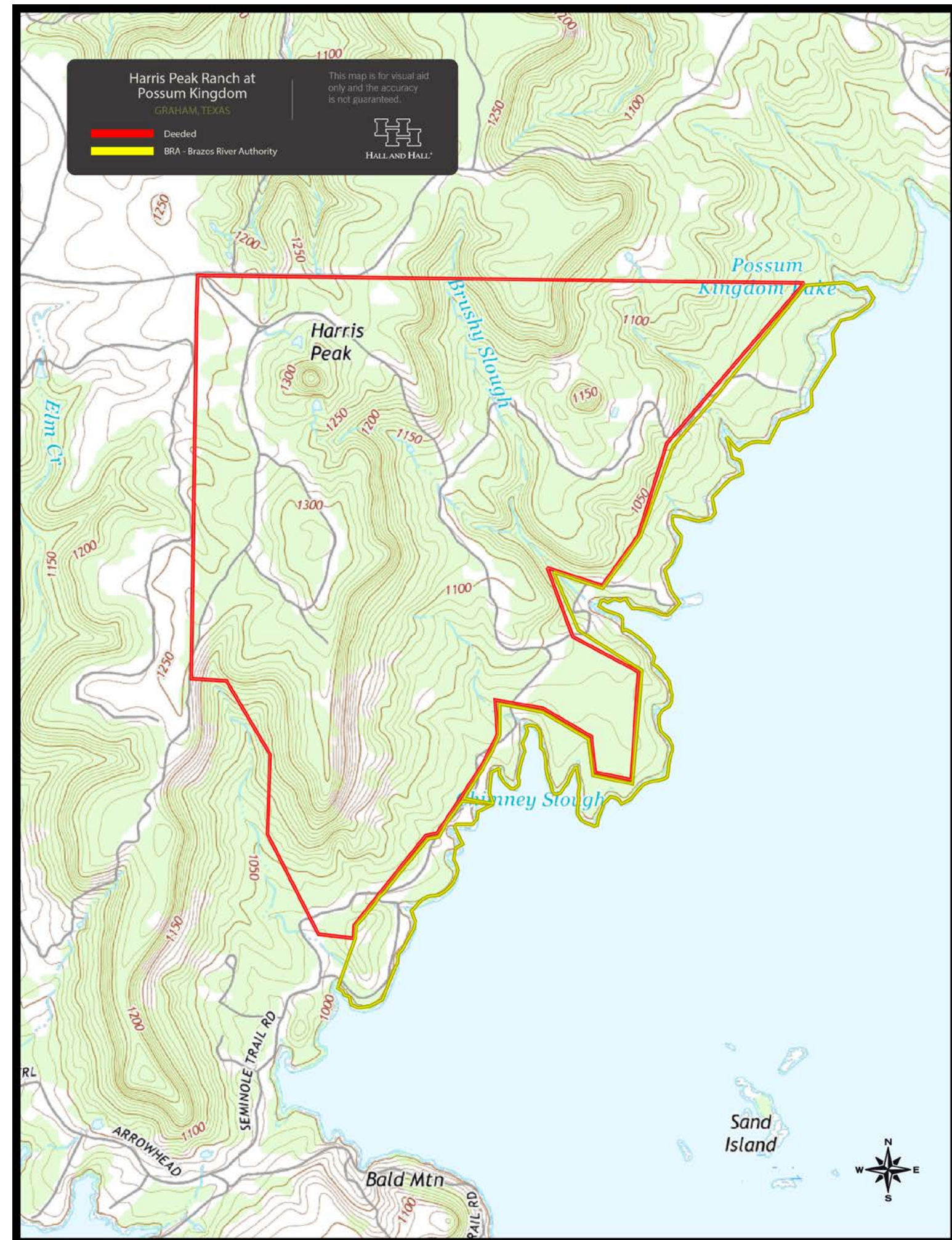
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                             |             |                         |              |
|-----------------------------|-------------|-------------------------|--------------|
| Hall and Hall Partners, LLP | 9001191     | cdugger@hallandhall.com | 806 773-4949 |
| Broker Firm Name            | License No. | Email                   | Phone        |
| Michael Chad Dugger         | 567713      | cdugger@hallandhall.com | 806 773-4949 |
| Designated Broker of Firm   | License No. | Email                   | Phone        |
| Lawrence Tyler Jacobs       | 462082      | tjacobs@hallandhall.com | 936 537-1749 |
| Licensed Broker Associate   | License No. | Email                   | Phone        |
| Brett Grier                 | 633968      | bgrier@hallandhall.com  | 817 357-7347 |
| Licensed Broker Associate   | License No. | Email                   | Phone        |
| Lyle Layne Walker           | 395242      | lwalker@hallandhall.com | 214 244-6484 |
| Licensed Broker Associate   | License No. | Email                   | Phone        |
| John T. Holt                | 712689      | jtholt@hallandhall.com  | 580 744-0921 |
| Broker Firm Name            | License No. | Email                   | Phone        |
| Jay H. Leyendecker          | 674401      | jay@hallandhall.com     | 956 771-4255 |
| Broker Firm Name            | License No. | Email                   | Phone        |
| Monte W. Lyons              | 588508      | mlyons@hallandhall.com  | 806 438-0582 |
| Broker Firm Name            | License No. | Email                   | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date



Harris Peak Ranch at  
Possum Kingdom  
GRAHAM, TEXAS

This map is for visual aid  
only and the accuracy  
is not guaranteed.

- Deeded
- BRA - Brazos River Authority



Dedicated to Land and Landowners Since 1946

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