

HIGH GRASS RANCH

3,100± Acres | \$6,975,000 | Graham, Texas | Palo Pinto County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

HIGH GRASS RANCH

A good livestock production property that offers good hunting and exceptional location near the DFW Metro Area & Possum Kingdom Lake.

The High Grass Ranch is fairly level to gently sloping, with elevations ranging from approximately 1,175' to around 1,300'. The property typically drains towards Pinnington Creek and Dillingham Creek, both of which are seasonal creeks.

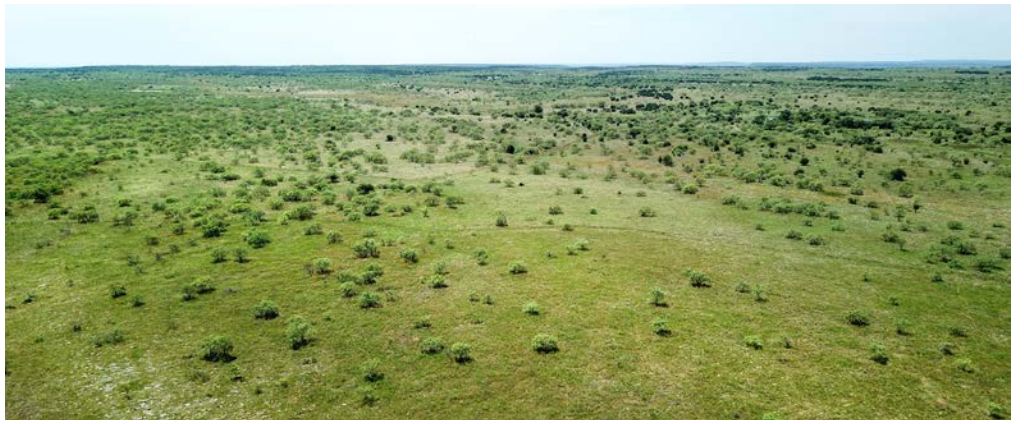
Cover is provided by mesquite principally, with a little scattered cedar. Overall, the ranch has a very open appearance with a few

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thickets of mesquite.

The High Grass Ranch is fenced and cross-fenced into approximately 4 main pastures. Fences are generally good to average condition, being primarily of steel and barbed wire construction. There is a shared set of pipe pens located on the western portion of the property.

Possum Kingdom Lake is very close by, and the area known as the Peninsula offers everything from groceries, restaurants, boat sales and service, boat ramps, etc.

LOCATION

The High Grass Ranch is located in the Rolling Plains Region of Texas, southeast of Graham in Palo Pinto and Jack Counties.

WATER FEATURES

The ranch is considered to be adequately watered for livestock with several large dirt tanks and a few holes of water along the two creeks.

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HUNTING AND RECREATION

Deer hunting in this area is considered to be very good, as whitetail deer flourish throughout this region of Texas. Large flocks of turkey have been frequently viewed on the property, as have good numbers of dove. Wild hogs are known to be present as well, and aoudad pass through occasionally as well.

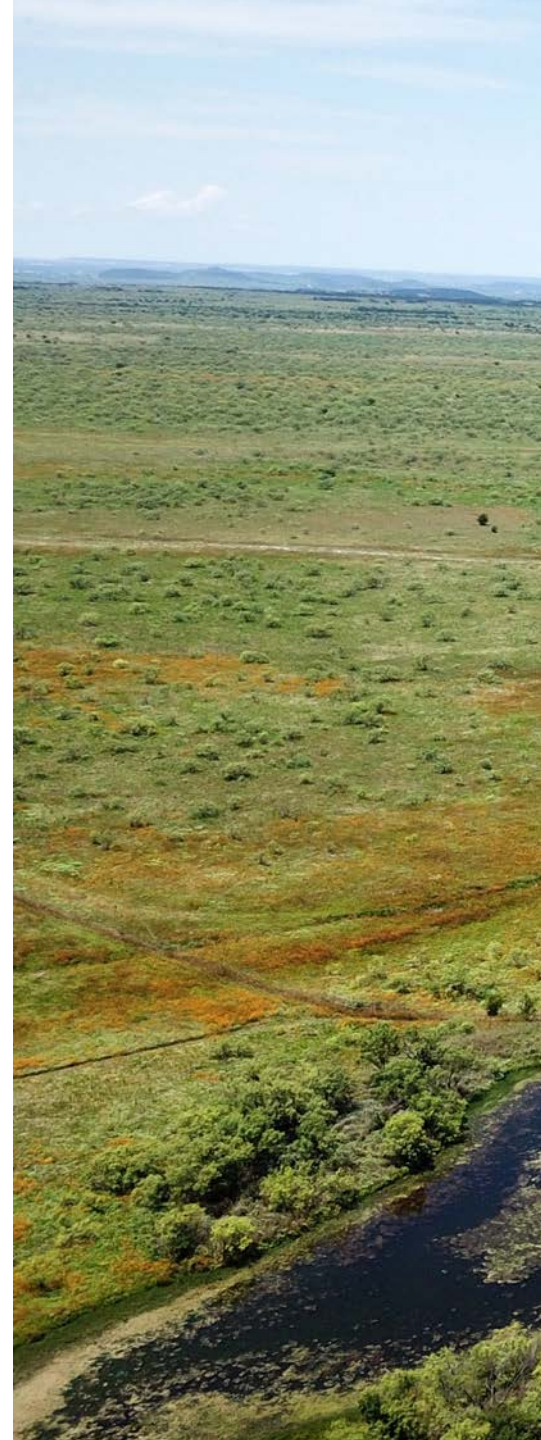
Nearby Possum Kingdom Lake is a jewel for summer watersports and offers exceptional fishing year-round. Species include largemouth, striped and white bass, crappie and catfish. This lake is listed as one of the top lakes in the state.



RESOURCES

There is scattered oil production located on the property and any owned minerals will be conveyed.

There is a producing wind farm located just a few miles north of the ranch, and no reservations are being made for future wind energy income.











BROKER COMMENTS

If you are in the market for a good livestock production ranch property that offers good hunting opportunities, with exceptional location to the DFW Metro Area, as well as Possum Kingdom Lake, the High Grass Ranch deserves your attention.

If you would like to schedule a visit to this remarkable, one of a kind ranch property, please call 806-763-5331.



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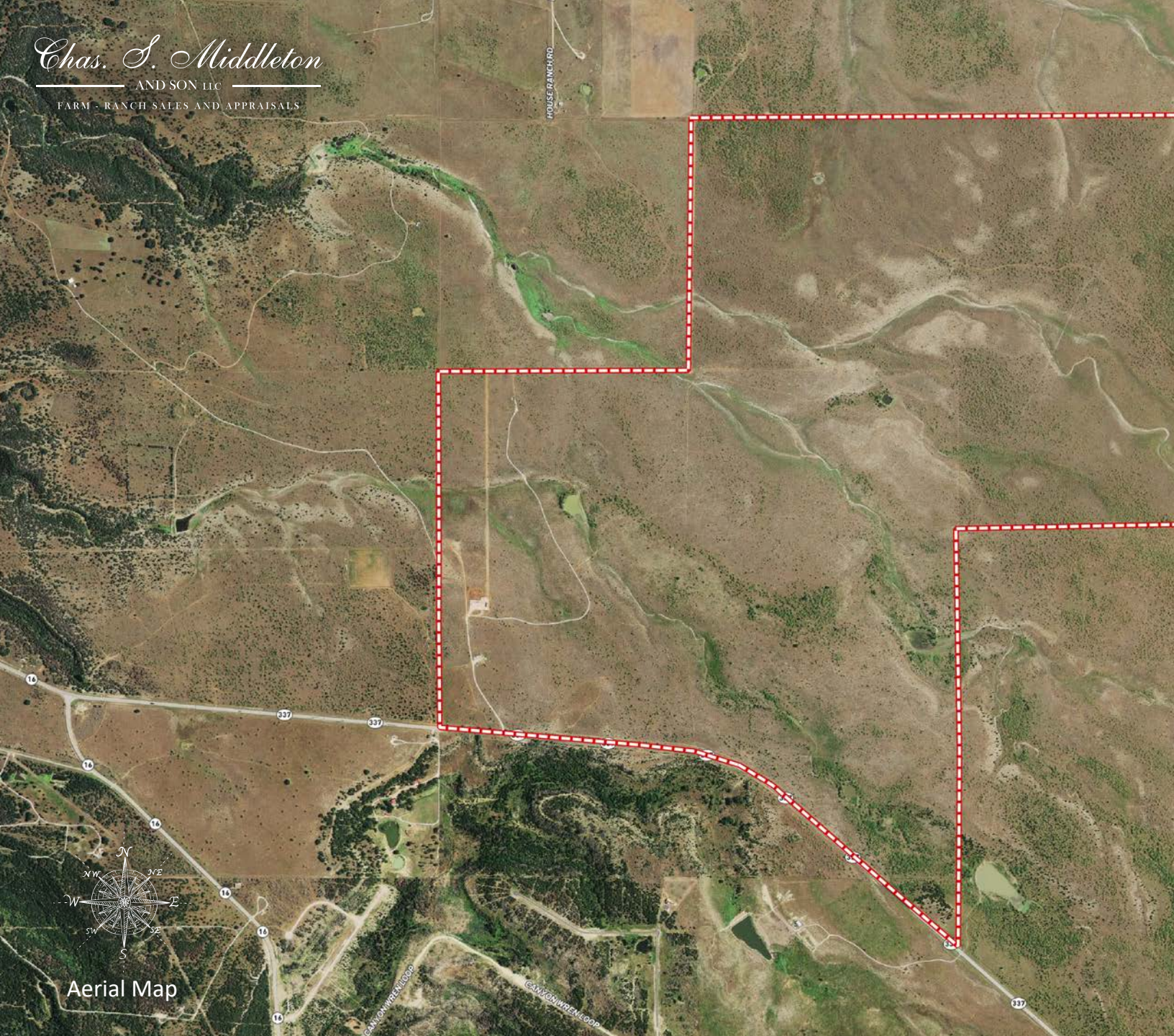
HOUSE RANCH RD.

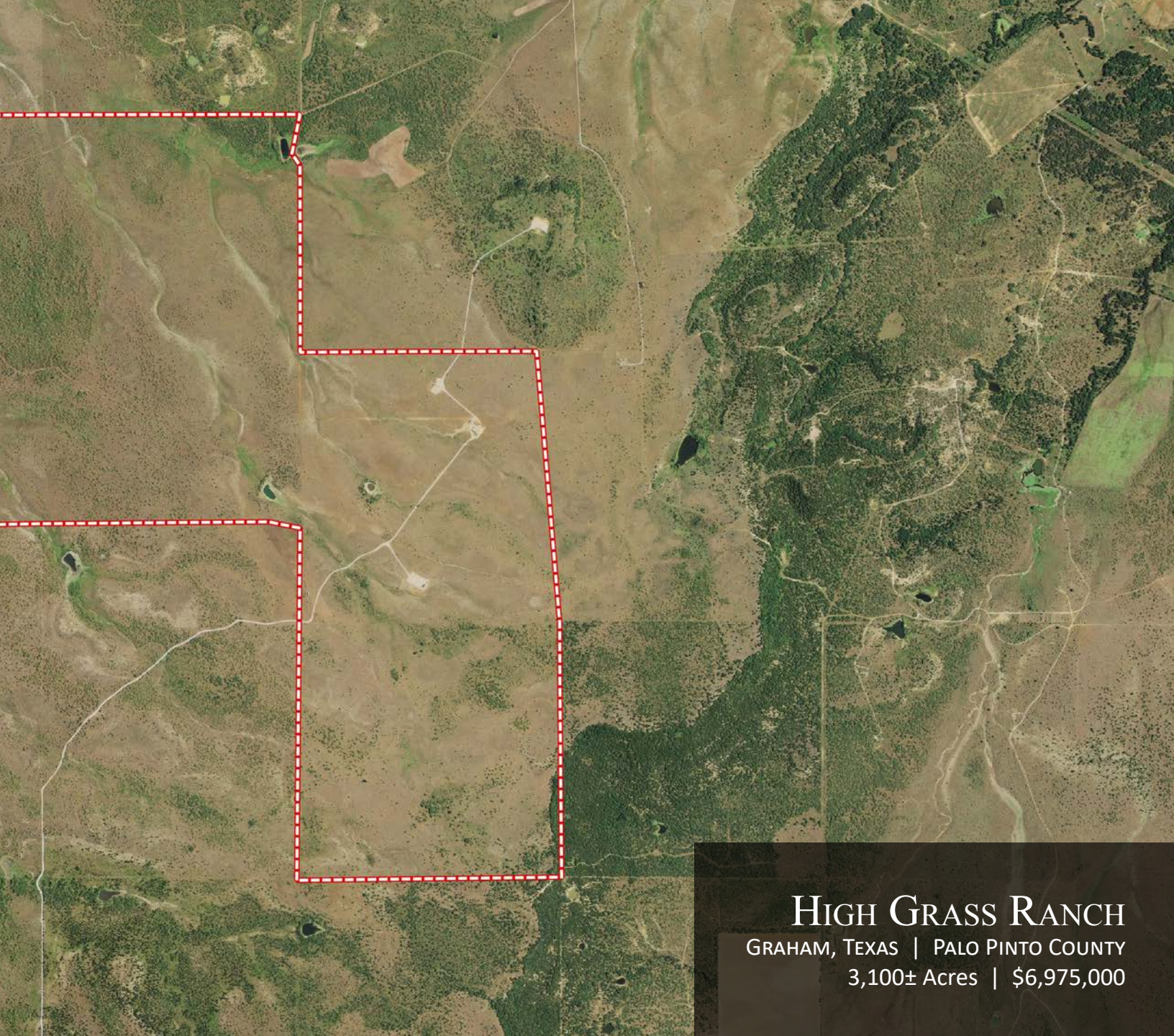
CANYON VIEW LOOP

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Aerial Map





HIGH GRASS RANCH

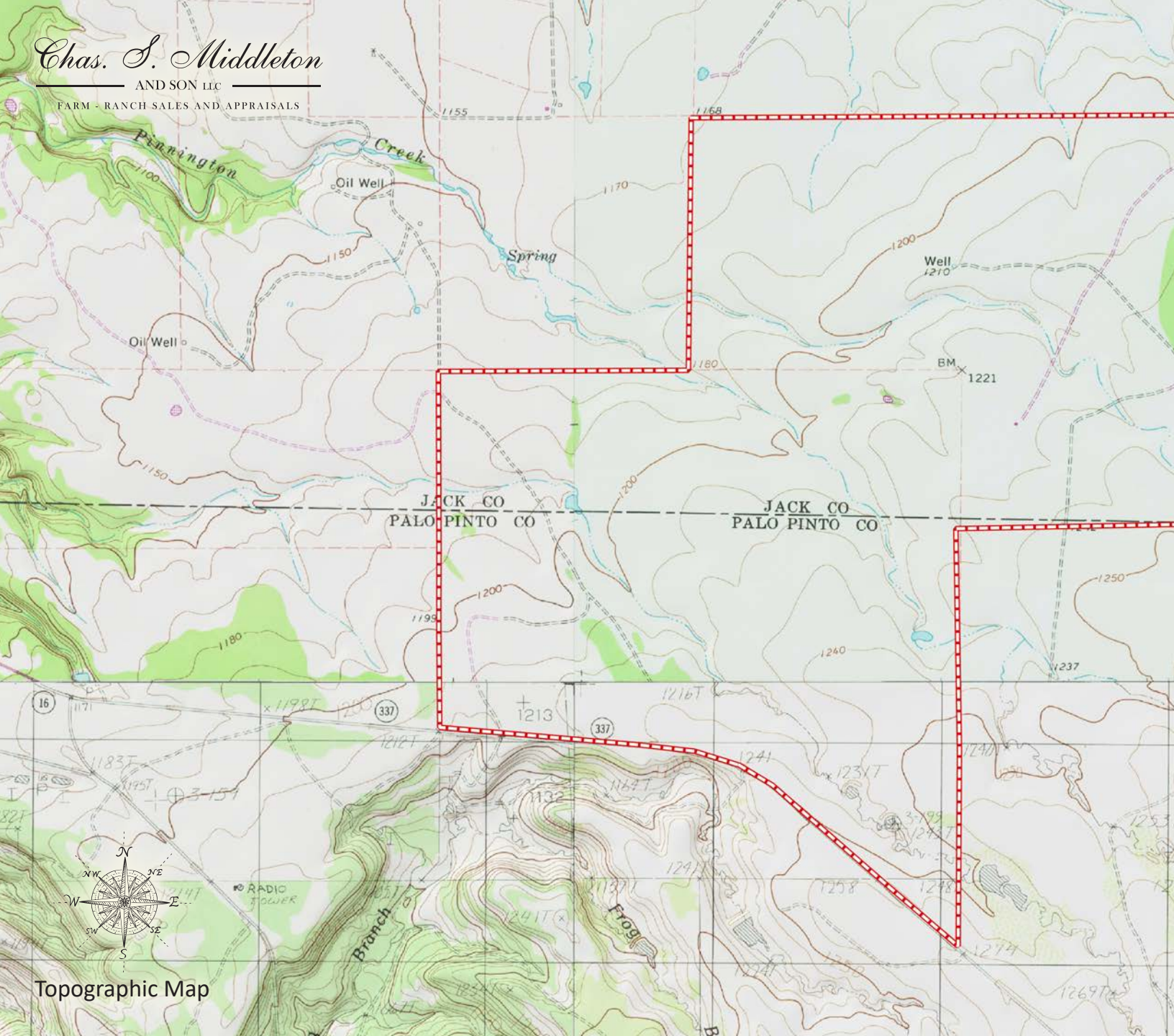
GRAHAM, TEXAS | PALO PINTO COUNTY

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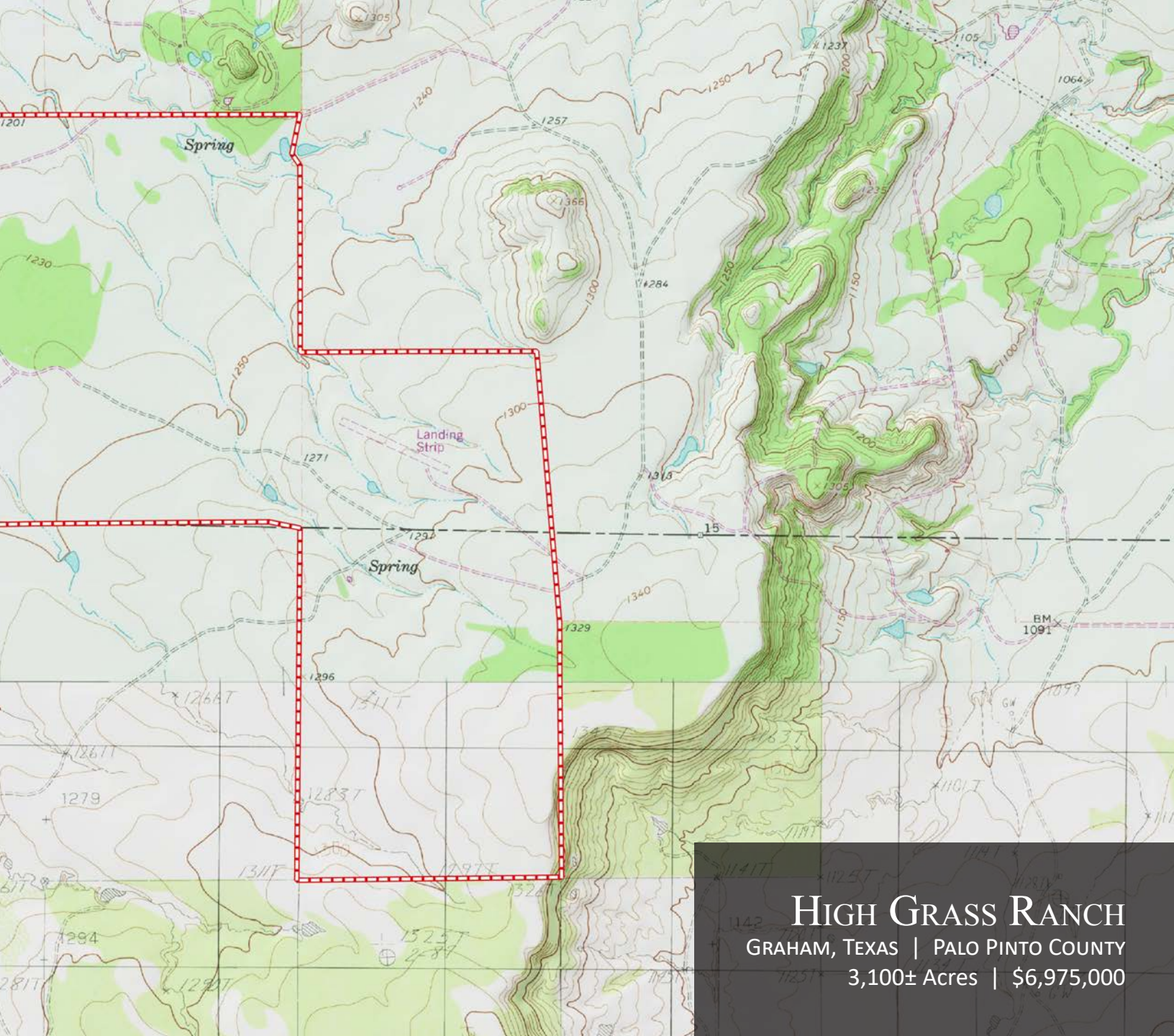
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Topographic Map



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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.