

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 120 MOUNTAIN DRIVE

GRAFORD, TX 76449



\$560,000



1 acres

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## DESCRIPTION

Reduced Whitetail Properties is pleased to present the exclusive listing of this 54.552± acre Palo Pinto County retreat. Priced to sell and located just 4.5 miles north of Graford, TX, this well-rounded ranch offers a rare mix of usable acreage, strong wildlife habitat, and key improvements—just minutes from Possum Kingdom Lake and 65 miles from the DFW Metroplex. The land features gently rolling terrain with a blend of mesquites, cedars, and open pasture, providing excellent cover and bedding for whitetail deer. Turkey, hogs, and small game round out the great recreational opportunities. A good mix of native grasses, including grama and bluestem, covers the open parks, and the range is in great condition. This acreage should easily support a small cattle operation. A small pond supplies water for wildlife and livestock, and an old windmill tower adds character and history to the landscape. A 1,150 sq. ft. metal barn on a concrete slab serves as a great base camp. Pull-through double doors for a vehicle or UTV, and large enough to house a large tractor. It includes a covered porch and is already connected to electricity, making it perfect for storage, a workshop, or conversion to a hunting cabin. A very nice elevated hunting blind, corn feeder, and protein feeder will convey. The property is currently wildlife exempt, and light deed restrictions are in place to preserve the property's appeal and value. An assumable note with attractive rates and terms is available with approved credit and financials. This is a great turnkey recreation opportunity in a desirable area of Palo Pinto County—ideal for hunting or a rural getaway. Call to schedule a showing. Agent Comments: This is one of the few properties with the photos to back up the advertised wildlife population. I have personally witnessed deer, turkey, and wild pigs on all over this acreage. It is ready to hunt on day 1.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21044878  
**YEAR BUILT:**  
**COUNTY:** Palo Pinto  
**TRACT OR SUBDIVIION:** McClure Mountain Ranch  
**LIST DATE:** 09/06/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 54.55  
**LOT SIZE (SQFT):** 2,376,285

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Barndominium

### LOT DESCRIPTION:

- Acreage
- Agricultural
- ManyTrees

### FENCING:

- BarbedWire

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected

**LISTED BY:** Jared Kennedy 

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Whitetail Properties Real Estate

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each office is independently owned and operated