

# CENTURY 21<sup>®</sup>

Judge Fite Company



2946 FM 52

GRAFORD, TX 76449



\$1,875,000



1,200 sqft



2 beds



1 baths

---

## DESCRIPTION

89+ Acre Multifunction Ranch offers a rare blend of natural beauty, modern comfort, rich history and true Texas charm. Owned and lovingly maintained by the same family for 20+ years, the property is ideal as a weekend escape, permanent residence, working ranch, or dedicated hunting retreat. A well-appointed two-bedroom, one-bath barndo, serves as a comfortable turnkey residence. The home features granite countertops, modern appliances and an open layout. The back porch, with its antique wood stove creates the perfect gathering place for relaxing evenings, starlit conversations or warming up beside a crackling campfire. The ranch is thoughtfully improved with infrastructure that supports livestock, recreation, and ranch operations, including: Multiple livestock sheds, Large pole barn for equipment storage, Fully enclosed work barn, Aviary for chickens or other fowl, Goat-proof perimeter and cross fencing. Buried freight container serving as a storm shelter. Reliable water well with lines distributed throughout the ranch. Land, Water & Wildlife. Heavily wooded with a variety of hardwoods, dramatic elevation changes, and open meadows create a ranch landscape far larger in feel than its acreage suggests. Numerous dirt and rock roads thread through the property, opening access to every corner. A crystal-clear, year-round tank—stocked with large bass and perch and equipped with an aerator—provides a stunning focal point as well as dependable water for wildlife and livestock. The ranch is a haven for wildlife, offering exceptional hunting opportunities for deer, turkey, dove, ducks, hogs, and varmints. A 100-yard rifle range further enhances its hunting amenities. Adding uniqueness and undeniable charm, portions of the historic Weatherford, Mineral Wells & Northwestern Railway once traversed this ranch. Remnants of the old railroad and the impressive rock bridge built in 1907 still stand as landmarks providing a tangible connection to Texas' early boomtown history.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21127478

**YEAR BUILT:** 2011

**COUNTY:** Palo Pinto

**TRACT OR SUBDIVIION:** Forest Survey A-177

**LIST DATE:** 12/14/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,200

**TOTAL BEDS:** 2

**FULL BATHS:** 1

**HALF BATHS:** 0

**ACRES:** 89.42

**LOT SIZE (SQFT):** 3,895,135

## INTERIOR FEATURES

### APPLIANCES:

- Dryer
- ElectricCooktop
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Refrigerator
- Washer

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Boat</li><li>● Carport</li><li>● Deeded</li><li>● Gated</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Cleared</li><li>● HardwoodTrees</li><li>● Level</li><li>● PondOnLot</li><li>● Ravine</li><li>● RockOutcropping</li><li>● ManyTrees</li><li>● Sloped</li><li>● Wooded</li></ul>
<b>SIDING:</b> <ul style="list-style-type: none"><li>● SteelSiding</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>
<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● CrossFenced</li><li>● Electric</li><li>● Fenced</li><li>● Full</li><li>● Gate</li><li>● PartialCross</li><li>● Perimeter</li><li>● Wire</li></ul>		

---

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
--	--

---

## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WiredForSound</li></ul>
---

---

**LISTED BY:** Anita Miller 

**PHONE:** 817.310.5200

**BROKERED BY:** RE/MAX Trinity