

CENTURY 21[®]

Judge Fite Company



55 ACRES FM 61

GRAHAM, TX 76450



\$555,500



1 acres

DESCRIPTION

A unique find just outside of Graham, TX. This 55-acre ranch sits just over 1 mile from Downtown Graham. The property offers stunning views, elevation changes, and beautiful scenery. A perfect spot to build your dream home with breathtaking panoramic views or enjoy it as a recreational property with abundant wildlife and heavy tree cover. Additionally, it butts up to the luxurious Spivey Hill Neighborhood, making this a very special find for development. The ranch is easily accessible, with multiple entrances from Highway 61, as well as entrances from Spivey Hill through Fawn Trail and Arrowhead Road. Existing trails and multiple entrances on all sides make this property ideal for development or subdivision. It has the best of both worlds with beautiful elevation changes and at the same time is easily accessible. The 55-acre ranch offers multiple cliff tops with stunning panoramic views that would be perfect for your future dream home. Few properties exist that can match the views and terrain, while also providing the luxury of being easily accessible and less than 2 miles from downtown Graham. The ranch has internal trails perfect for recreational enjoyment. Don't wait long! Properties like this do not come around often. Whether you are an investor, developer, hunter, or are looking for a spot to build your dream home, this versatile ranch offers all of the above as well as the luxury of being minutes from downtown Graham. Deed Restrictions. Appointment only. If cooperating broker-agent is not present during initial contact, showing(s), and-or negotiations, cooperating broker-agent will not be entitled to full cooperating-consideration fee, with the cooperating-consideration fee being at the sole discretion of Maddox Realty.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21210997
YEAR BUILT:
COUNTY: Young
TRACT OR SUBDIVIION: Spivey Hill
LIST DATE: 03/18/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 55
LOT SIZE (SQFT): 2,395,800

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Miles Maddox 

PHONE: 940.507.0102

BROKERED BY: Maddox Realty