

Roadside Dove Field
TBD Hwy 183
Woodson, TX 76491

\$132,650
70 +/- acres
Throckmorton County



Roadside Dove Field
Woodson, TX / Throckmorton County

SUMMARY

Address

TBD Hwy 183

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

33.037464381583746 / -99.07672790590306

Taxes (Annually)

196

Acreage

70

Price

\$132,650

Property Website

<https://cfrland.com/detail/roadside-dove-field-throckmorton-texas/12364>



PROPERTY DESCRIPTION

Start creating family traditions and priceless memories at the Roadside Dove Field, a 70-acre shooting retreat. Located only 3 miles north of Woodson, Texas in an established area recognized for outstanding dove hunting in both quantity and quality. The property is currently in Johnson Grass and is suitable for other crops or sunflowers if you're in the farming business or interested in investing and leasing.

***** COVER *****

- - *Cultivation*--70 acres in Johnson Grass

***** WATER FEATURES *****

- - Fort Belknap Waterline roughly one mile to the west on HWY 183
- - Pond potential

***** IMPROVEMENTS *****

- - Awning in SW corner of the property
- - South and west fence in good shape; No fence along Hwy 183

***** WILDLIFE *****

- - Deer, dove & turkey
- - Varmints, hog, quail

***** MINERALS *****

- - No active production
- - No minerals available

***** ACCESS*****

- - HWY 183 (Paved)

***** DISTANCES *****

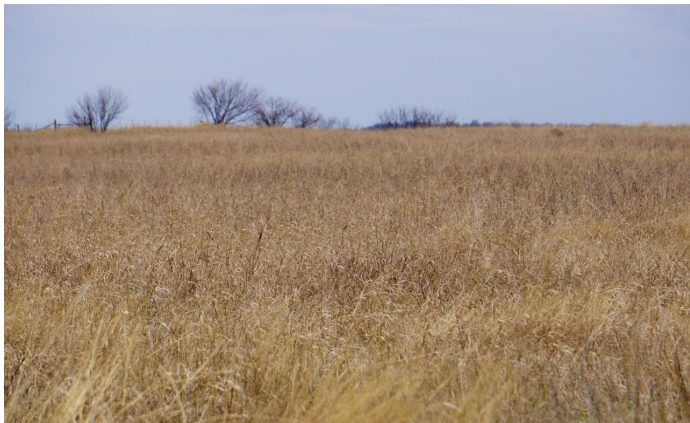
- - 3 miles north of Woodspm

- - 30 miles west of Graham
- - 55 miles northeast of Abilene
- - 190 miles northeast of Midland
- - 105 miles west of Fort Worth

Listing Agent: Travis Patterson (254) 246 5266

No Trespassing. Please contact a Campbell Farm and Ranch team member for a showing. Campbell Farm and Ranch welcomes all cooperating agents and brokers. Cooperating Agents and brokers must make the first contact with the listing agent and be present at all showings to fully participate in the commission split. The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes.

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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX, 76450

NOTES

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DISCLAIMERS

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