Dos Oak Ranch TBD Cr 320 Throckmorton, TX 76483

\$587,470 328.200 +/- acres Throckmorton County



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Dos Oak Ranch

Throckmorton, TX / Throckmorton County

SUMMARY

Address

TBD Cr 320

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

33.1527 / -99.0396

Acreage

328.200

Price

\$587,470

Property Website

https://cfrland.com/detail/dos-oak-ranch-throckmorton-texas/7128/









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MORE INFO ONLINE:

CFRLand.com

Dos Oak Ranch Throckmorton, TX / Throckmorton County

PROPERTY DESCRIPTION

Dos Oak Ranch is 328.2 +/- acres of off the grid hunting and grazing land. This acreage is mostly mesquite cover with two colossal live-oaks in the corner. Enveloped by one of the largest landowners in the county (without a deer stand in sight), Dos Oaks has the ability to grow mature buck with Throckmorton County genetics. Located just past the End of CR 320.

LAND - TERRIAN

Dos Oak Ranch is flat to slightly rolling land. This acreage has been cross-fenced into four pastures to take advantage of the two ponds. An old field with mesquite regrowth and excellent native grass cover is split by a cross-fence for cattle rotation. This area would make an ideal food plot to attract even more wildlife. The two main pastures each have a pond and mostly moderate mesquite cover with some areas of thick brush. Another potential pond could be built on a draw running through the southern end of the ranch.

- COVER -

- Tree Cover-Moderate to thick; mostly mesquite, 2 BIG live oaks
- Under Brush-Lotebush, prickly pear, tasajillo, broom weed
- Native Grass-Leased for grazing, willing to stay

- WILDLIFE -

- Very little hunting pressure
- Deer, duck, and dove
- Turkey, hog, and quail

- WATER FEATURES -

- 2 Tanks/Ponds-Largest is around 3/4 acre
- Draw on the south side of the property

- IMPROVEMENTS -

- Completely fenced-fair to good
- Cross Fenced-poor
- No electricity or water; "Off the grid"



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Interior roads-Dirt

- MINERALS -

- No current production
- No pipelines
- · Owned minerals negotiable with acceptable offer

- ACCESS -

- End of CR 320-Dirt (655+/-ft) easement
- 2 miles south of Hwy 380

- DISTANCES -

- 8 miles west to Throckmorton
- 25 miles east to Graham
- 60 miles north to Wichita Falls
- 62 miles southwest to Abilene
- 102 miles east to 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.





Dos Oak Ranch Throckmorton, TX / Throckmorton County











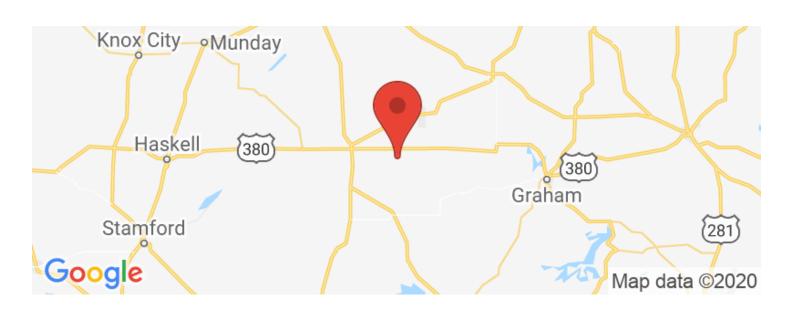






Locator Maps

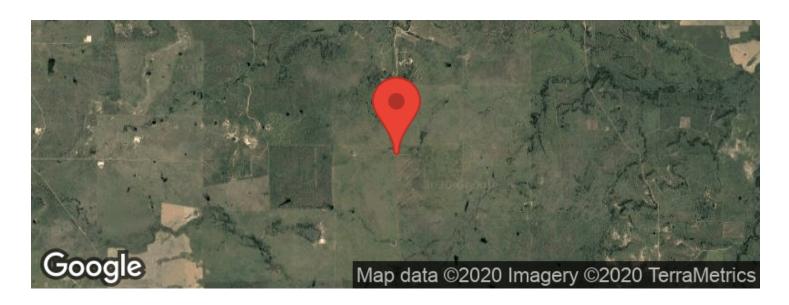








Aerial Maps







LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfrland.com

Address

801 Elm Street

City / State / Zip Graham, TX, 76450

NOTES			



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MORE INFO ONLINE:

Campbell Farm & Ranch 801 Elm Street Graham, TX 76450 (940) 549-7700 CFRLand.com



