

**Dos Oak Ranch**  
TBD Cr 320  
Throckmorton, TX 76483

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



**Dos Oak Ranch**  
**Throckmorton, TX / Throckmorton County**

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**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/>





## **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"

- 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**

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Dos Oak Ranch  
Throckmorton, TX / Throckmorton County

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# 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

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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