

Honeycomb Ranch
FM 1710
Woodson, TX 76491

\$1,999,500
558.350 +/- acres
Throckmorton County



Honeycomb Ranch
Woodson, TX / Throckmorton County

SUMMARY

Address

FM 1710

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Hunting Land, Ranches, Recreational Land, Farms

Latitude / Longitude

33.0640591 / -99.0578337

Bedrooms / Bathrooms

2 / 2

Acreage

558.350

Price

\$1,999,500



PROPERTY DESCRIPTION

Honeycomb Ranch is a turn-key low-fenced hunting ranch located just north of Woodson, TX.

- CABIN-

- 2,000 sq ft; Open Concept; Rustic wood accents
- 2 Bedrooms; 2 Baths-Custom Step-in Showers
- Granite in Kitchen; Granite topped Breakfast Bar Island with wine storage
- Large windows overlooking dove field and front porch
- Cleaning Station in back; Stainless steel sinks, freezers, hanging racks, room for storage
- Awnings on each side of the cabin for toys; Each awning has access to Cleaning Station & living area
- Caliche Driveway; Gate on Paved FM 1710
- Fort Belknap Water Meter
- Pond behind cabin

- WATER FEATURES -

- 6 ponds-1.5-acre,1.2-acre,0.8-acre, 0.6-acre,0.3-acre,0.3-acre, other small holes of water
- Wet weather creek/draw in SE 320; Draws with more surface water potential
- Middle Kings Creek crosses the SW corner

- TERRAIN -

- 50+/- ft of heavily rolling elevation; High points with views; Low areas holding water
- Hill along eastern edge of N 238 acres; Large live-oak mottes; Views of fields
- Hill along southern boundary of SE 320; Post oaks, elms and live oaks in SW portion
- Thick mesquites in the multiple deep draws; Potential for large surface water

- COVER -

- *Tree Cover*--Heavily wooded; Mostly mesquite, post oak, live oaks, elm, hackberry
- *Underbrush*--Heavy; Lotebush, bumelia, skunkbush, prickly pear, turkey pear
- *Native Grasses*--Thick; Currently Leased NOT TO GRAZE
- *Cultivation*--55-acre field-Split by a row of mature mesquites; 18-acre food plot

- RANCHING IMPROVEMENTS -

- Good fencing & cross fencing
- ATV/UTV interior roads; Access to entire ranch

- WILDLIFE -

- Excellent mourning & white wing dove
- White-tail deer, Rio Grande turkey, duck, & quail
- Hog, bobcats, & varmints

- MINERALS -

- 5 Active wells
- Easement to Injection Well Surface-2-acres
- Surface estate only

- ACCESS -

- FM 1710 Frontage-2,850ft
- 2 miles north of Hwy 183
- Gate on property

- DISTANCES -

- 2 miles north of Woodson
- 17 miles southeast of Throckmorton (Airport)
- 34 miles west of Graham (Airport w/ Fuel)
- 90 miles southwest of Wichita Falls
- 125 miles west of Fort Worth
- 214 miles northeast of Midland

Listing Agent: Boone Campbell (940)-282-5500

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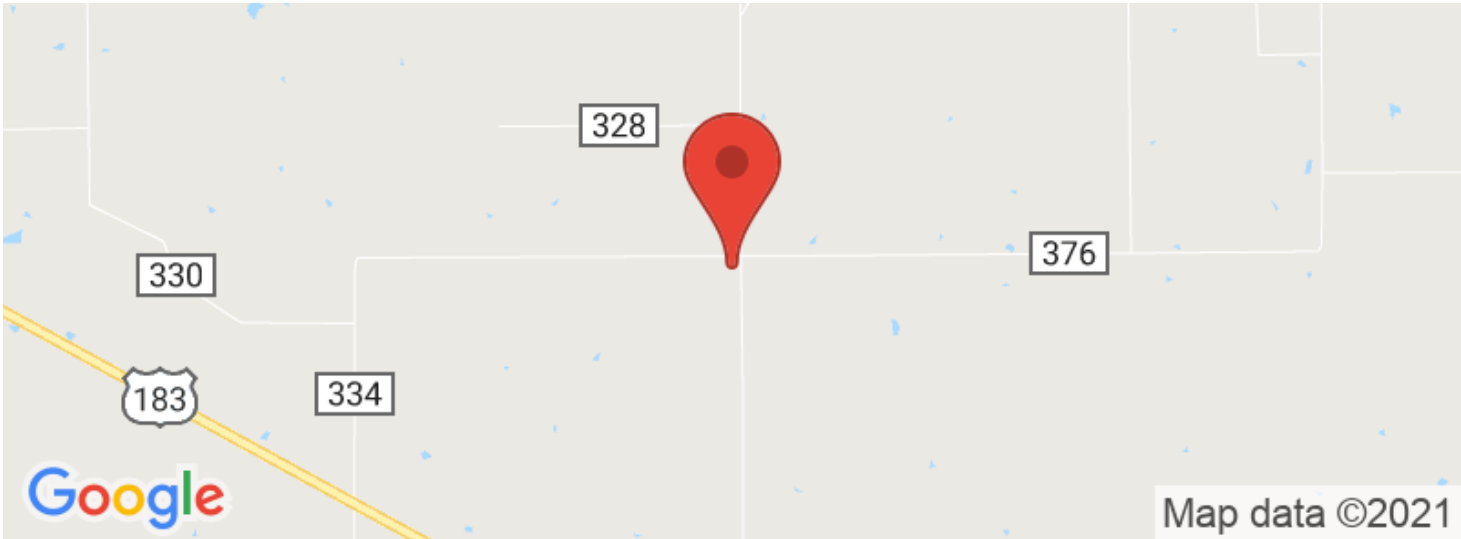


The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes

Honeycomb Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Boone Campbell

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801 Elm Street

City / State / Zip

Graham, TX, 76450

NOTES

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