Throckmorton 1000 Acre Ranch

960± Acres

Throckmorton County, Texas

$1,836,000

Hortenstine Ranch Company

Office: (214) 361-9191
www.hrcranch.com

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GENERAL DESCRIPTION: This 960± acre ranch is located in the southeastern portion of Throckmorton County between CR 328 and CR 324 (Hay Rake Mountain Road). The property is a combination of three (3) separate ranches that are currently on the market but all share fence lines. The 480± acre G.C. Turner Ranch & the 320± acre Big Ridge Ranch are both listed with Hortenstine Ranch Company and an additional 160 acre is available through another broker. This ranch combination features excellent vistas, beautiful views, thick cover and ten earthen water tanks. Mostly native pastureland with ~185 acres in cultivation. A well designed internal road system provides access to all corners of the ranch. This unique combination allows one to mix and match the right size for your hunting needs in Throckmorton County.

DIRECTIONS: From Breckenridge, Texas travel north on Hwy 183. Travel approximately 21 miles north to Woodson, Texas. Travel through downtown Woodson continuing north on Hwy 183. Turn right or north on FM 1710 just as you start to leave town. Travel approximately 3.4 miles to CR 328 and turn left to enter from the south or 4.8 miles north on FM 1710 to CR 324, which will be on the left. Turn left on CR 324 and drive 1.1 miles to the entrance on the left. The entrance will be a red gate at the bottom of the valley. There are multiple access points with this combination.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.

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TERRAIN: The ranch is mostly thick native pastureland with primarily older bull mesquites trees along with some scattered hackberry, chittam, prickly pear, elbow bush and blue bush. Native grasses include Texas winter grass, side oats grama, curly mesquite, and a variety of other grasses common to the area. There are two nice size cultivated fields planted currently in winter wheat. One field is approximately 150 acres and the other field is around 35 acres and ideal for dove hunting. Both fields are fenced with a small tributary flowing through the larger field. There are nice plateaus on the western side as well as north and center portion of the properties. These high points give you exceptional views of the ranch below, and a nice view of southern Throckmorton County.

WILDLIFE/ HUNTING: Whitetail deer, Rio Grande turkey, quail, dove, feral hogs, and varmints such as coyotes and bobcats can be found on the property. Hunting should be excellent with thick cover and large food plots for wildlife. This ranch combination provides quality cover and habitat with a good natural supply of water.

LEASES: The cattle lease for all the properties has been with the same family out of Woodson, Texas for many years but can be continued or cancelled with the sale of the property, if desired. There is no hunting lease currently in place on the 480 acre G.C. Turner Ranch and the ranch has not been hunted in years. The two other parcels currently have a hunting lease that can be cancelled with a sale. There is a nice set of cattle pens located in the south-central area of the ranch between two good size earthen tanks.

FENCING: The perimeter fences are in good condition. The two cultivated fields also have very good fencing around all edges. The fence line in the center has not been maintained as the cattle operator leases all three properties and the cattle move around the ranches with ease.

STOCK WATER: There are a total of 10 earthen tanks combined on these properties. Five (5) are approximately (½) to one (1) acre in size and the other five (5) are ½ acre or smaller in size. These sizes will vary depending on rainfall amounts. These tanks are located in all areas of the ranch and several have excellent catches coming off of the many hillsides. There is also a very nice water tributary flowing through the center of the larger wheat field.

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UTILITIES: American Electric Power (AEP) provides electricity to the ranch and is currently located throughout the property. No rural water line is currently accessible. However hauling water along with a water catchment system is very sufficient for any future home or building structure. Broker has complete details and builders in place for this process.

MINERALS: No minerals are included with this sale.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

PRICE: **$1,836,000**

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