

**Turkey Roost Ranch**  
Woodson, TX 76491

**\$375,000**  
123 +/- acres  
Throckmorton County





**Turkey Roost Ranch**  
**Woodson, TX / Throckmorton County**

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**SUMMARY**

**City, State Zip**

Woodson, TX 76491

**County**

Throckmorton County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.014833 / -99.0542389

**Taxes (Annually)**

472

**Acreage**

123

**Price**

\$375,000

**Property Website**

<https://cfreland.com/detail/turkey-roost-ranch-throckmorton-texas/12756>



## **PROPERTY DESCRIPTION**

Turkey Roost Ranch is 123 acres of heavily wooded hunting land in Throckmorton County. A field in the northeast corner provides an ideal location for a food plot or sunflower patch to bring in the area's renowned flights of mourning and white-wing dove. A seasonal waterway usually connects the two ponds and creates exceptional duck habitat along the western portion. This acreage has an ideal setup for whitetail deer hunting with large live oaks creating excellent opportunities for bow blinds and ample acorns to help feed the thriving white-tail population. Although Turkey Roost Ranch is rugged and heavily wooded, it boasts a great interior road system for a pickup truck or hunting vehicle of choice. Located in the center of the property is an unfinished 1,000 sq/ft "hunting cabin start-up" with most utilities in place and an available rural water source nearby. This cabin has recently been spray foamed for insulation so that one can finish to their taste without the hassle of a complete build. Turkey Roost Ranch has an exceptional wildlife habitat coupled with a start-up cabin ready for the next owners to customize as they see fit.

**Agents Comments:** Turkey Roost Ranch is a clean ranch that is all but turnkey. The hunting cabin can be easily finished out to one's own desire or used as a bunkhouse for guests. You will be hard-pressed to find a better tract of land of this size with this kind of quality tree cover and overall hunting capabilities.

### **- RANCHING IMPROVEMENTS -**

- 1000 sq ft - Shop/Cabin Start-Up-Concrete flooring, metal construction, electricity, spray foam insulation
- Good fencing & cross fencing
- ATV/UTV interior roads; Access to the entire ranch
- 6 Bee Hives - Optional

### **- WATER FEATURES -**

- 2 ponds-.75-acre, .14-acre,0.8-acre
- 2 seasonal waterways
- Fort Belknap Water Meter

### **- TERRAIN -**

- 50+/- ft of heavily rolling elevation
- Low areas holding water and ponds along the western boundary
- Hill along eastern edge with large live-oak mottes

- Thick, mature mesquites

#### **- COVER -**

- *Tree Cover*--88% 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*--15-acre field-currently fallow and in native grass

#### **- WILDLIFE -**

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

#### **- MINERALS -**

- 1 inactive well
- Easement to Injection Well Surface-2-acres
- Surface estate only; No minerals owned

#### **- ACCESS -**

- FM 1710 Frontage (Paved)-1,473ft
- 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: Heath Kramer (940)-456-0575**

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\*\*\*Cooperating Agent/Brokers must make the first contact with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm and Ranch LLC's sole discretion.\*\*\*

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# Locator Maps





# Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Heath Kramer

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**Email**

heath@cfreland.com

**Address**

801 Elm Street

**City / State / Zip**

Graham, TX 76450

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**NOTES**

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## **DISCLAIMERS**

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