

Bent Tree Ranch
FM 1710
Woodson, TX 76491

\$791,820
113 +/- acres
Throckmorton County



Bent Tree Ranch
Woodson, TX / Throckmorton County

SUMMARY

Address

FM 1710

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.055 / -99.0569

Dwelling Square Feet

1800

Bedrooms / Bathrooms

2 / 2

Acreage

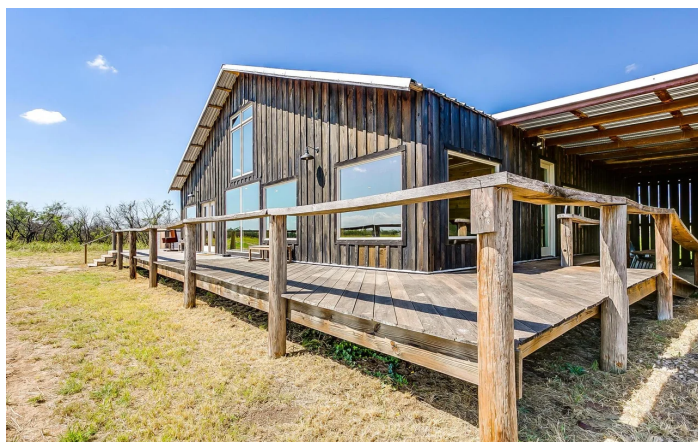
113

Price

\$791,820

Property Website

<https://cfroland.realstackweb.com/detail/bent-tree-ranch-throckmorton-texas/23432>



PROPERTY DESCRIPTION

Bent Tree Ranch is a beautiful and well set-up piece of land with obvious appeal to the eye. Lying just north of the small town of Woodson, Texas, this 113-acre ranch has a picturesque cabin that sits in an ideal location to relax and entertain guests in style. This two-bedroom cabin home incorporates high-quality wood finishes accenting the walls and ceiling. Natural light is abundant in the open-concept living space and kitchen; both feature large windows overlooking the wood porch and wheat field. Up-to-date luxuries such as granite counters, stainless steel appliances, and chic open shelving achieve a rustic-modern farmhouse aesthetic. Each of the two large bedrooms has access to private bathrooms with comfortably sized, custom-designed step-in showers. Along the entire backside of the home, with entrances from each awning, is a large utility room with stainless steel sinks, freezers, storage, and a laundry area. Bent Tree Ranch provides daily front porch entertainment with resident wildlife, making ideal coffee guests by grazing peacefully on wheat fields during the winter mornings. A row of mature mesquites ends at the house, creating phenomenal dove hunting scenarios when the cultivation blooms with sunflowers. This land is free of O&G production, oilfield trash, or oilfield traffic, although the minerals are not owned to convey. Bent Tree Ranch provides opportunities for agricultural leases, long-term hunting leases, day hunts for dove hunters, a personal hunting retreat, or simply to reside in the woods.

CABIN & RANCHING IMPROVEMENTS

- - 1,800+/- 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
- - Harvesting 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
- - 40ft Insulated container with electricity; Insulated container shed for storage
- - ATV/UTV interior roads; Access to the entire ranch
- - Good fencing
- - New entrance and driveway to be installed;
- - More acreage available, see [435 acres-Ana's Escape](#)

WATER FEATURES & TERRAIN

- - 2 Ponds- 0.75-acre, 0.3-acre fed by two seasonal waterways
- - Fort Belknap Co-op Water meter

- - 50+/- ft of heavily rolling elevation; High points with views; Low areas holding water
- - Hill along the northeastern corner; Large live-oak mottes; Views of fields

COVER & WILDLIFE

- - *Tree Cover*--Heavily wooded; Mostly Mesquite, Live Oak, Elm, Hackberry
- - *Underbrush*--Heavy; Lotebush, Bumelia, Skunkbush, Prickly Pear, Turkey Pear
- - *Native Grasses*--Thick; Not currently grazed
- - *Cultivation*--55-acre field-Split by a row of mature Mesquites
- - *Wildlife*--Excellent Mourning & White-Wing Dove, White-Tail Deer, Rio-Grande Turkey, duck & hog

MINERALS & WIND

- - No production or oilfield traffic
- - Surface estate only; No minerals owned
- - No visible wind turbines, No known wind leases in immediate area
- - All owned wind rights convey

ACCESS & DISTANCES

- - FM 1710 Frontage-1,385 ft (paved); Gate on east side of road
- - 2 miles north of Woodson & Hwy 183
- - 17 miles southeast of Throckmorton (Airport);
- - 34 miles west of Graham (Airport w/ Fuel)
- - 125 miles west of Fort Worth
- - 214 miles northeast of Midland

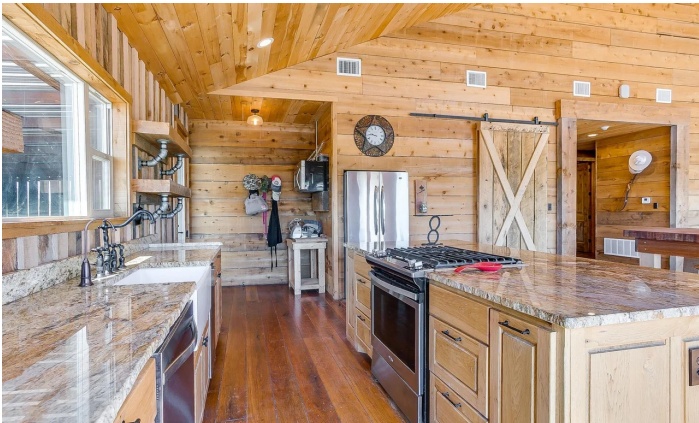
Listing Agent: Heath Kramer (940) 456-0575

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

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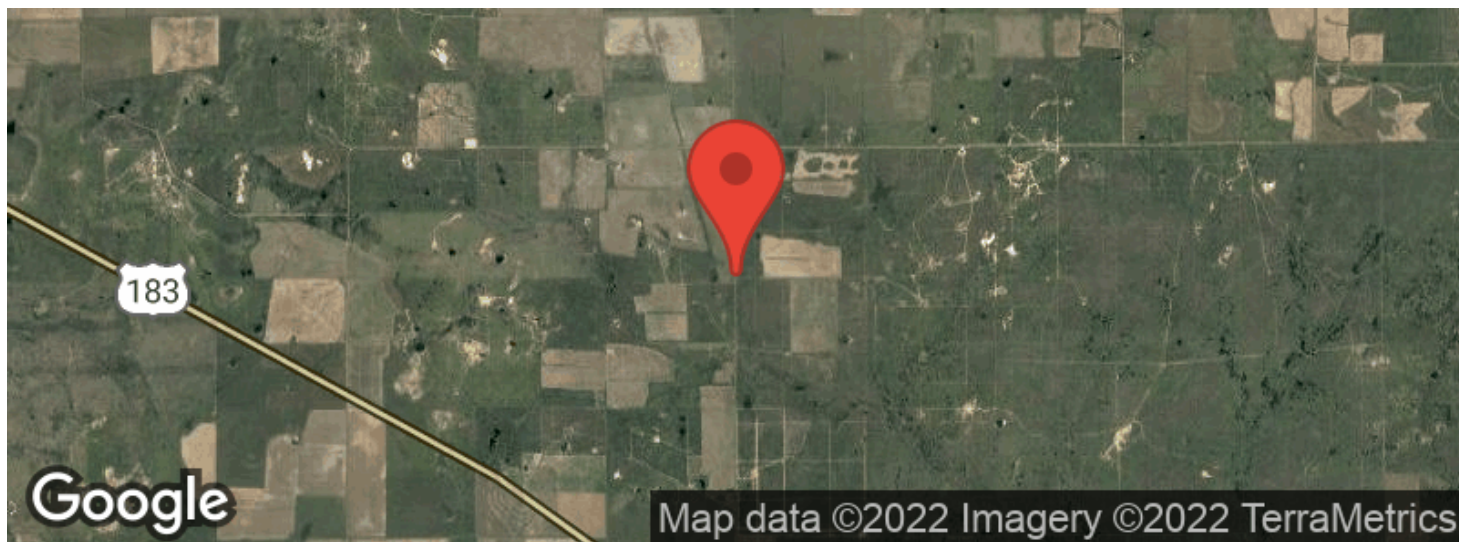
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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