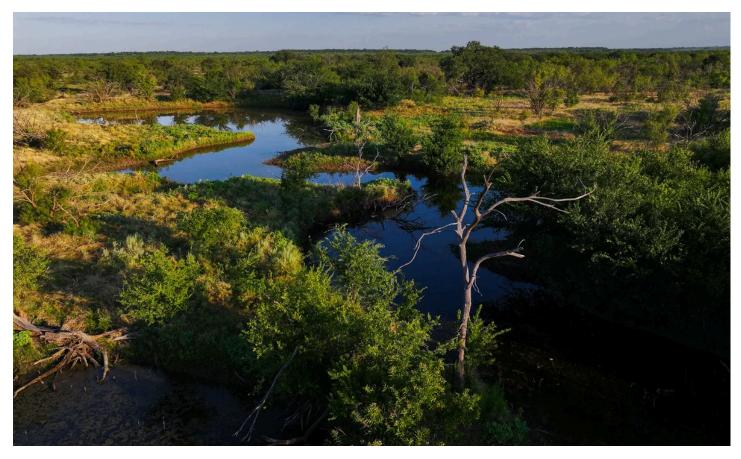
Meyers Creek Ranch TBD Carmack Road Throckmorton, TX 76483 \$3,694,625 671.750± Acres Throckmorton County







Meyers Creek Ranch Throckmorton, TX / Throckmorton County

SUMMARY

Address

TBD Carmack Road

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Турє

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.1322 / -98.9633

Taxes (Annually)

970

Acreage

671.750

Price

\$3,694,625

Property Website

https://cfrland.com/detail/meyers-creek-ranch-throckmorton-texas/59349/









Meyers Creek Ranch Throckmorton, TX / Throckmorton County

PROPERTY DESCRIPTION

Meyers Creek Ranch encompasses 671.75 acres in Throckmorton County, a coveted prime hunting region. This expansive property showcases dense mesquite fields framed by plateaus adorned with mature oak groves. The diversity of wildlife habitats at Meyers Creek Ranch makes it a premier destination for whitetail hunting enthusiasts. Numerous waterways converge into ten ponds dispersed throughout the land, with Meyers Branch Creek carving a significant path through the center, acting as the ranch's focal point. Once famed for its cattle operations and several wheat fields, the ranch has since seen mesquite reclaim much of the land. However, the current owners have revitalized one old field into native grassland, indicating the potential for further restoration. An added allure of Meyers Creek Ranch is its substantial neighboring properties on three sides, situated in a county known for producing whitetail deer scoring 160 inches and higher. Ranches with large contiguous tracts featuring such diverse terrain and habitat are becoming harder to come by.

-- WATER, COVER & TERRAIN --

- Surface Water ~ Ten ponds, 4,627 ft of Meyers Branch Creek
- Water ~ Fort Belknap WSC water line
- Tree Cover ~ 90% heavily wooded, oak, mesquite, hackberry, china berry, cedar, elm
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Owner currently grazes the ranch
- Soils ~ Numerous; soil profiles can be requested

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light, has not been recently hunted
- Land ~ Rugged terrain, great wildlife cover
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral interest is unknown
- O&G Production ~ No production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Young County Wind Project is 1.20 miles to the east

-- ACCESS & DISTANCES --

- Road Frontage ~ Gravel county road Carmack Road
- Nearby Towns ~ 30 miles west of Graham
- Major Cities ~ 60 miles south of Wichita Falls, 110 mi NW of Fort Worth
- Airports ~ 33 mi W of Graham Municipal, 60 mi S of Wichita Falls Regional

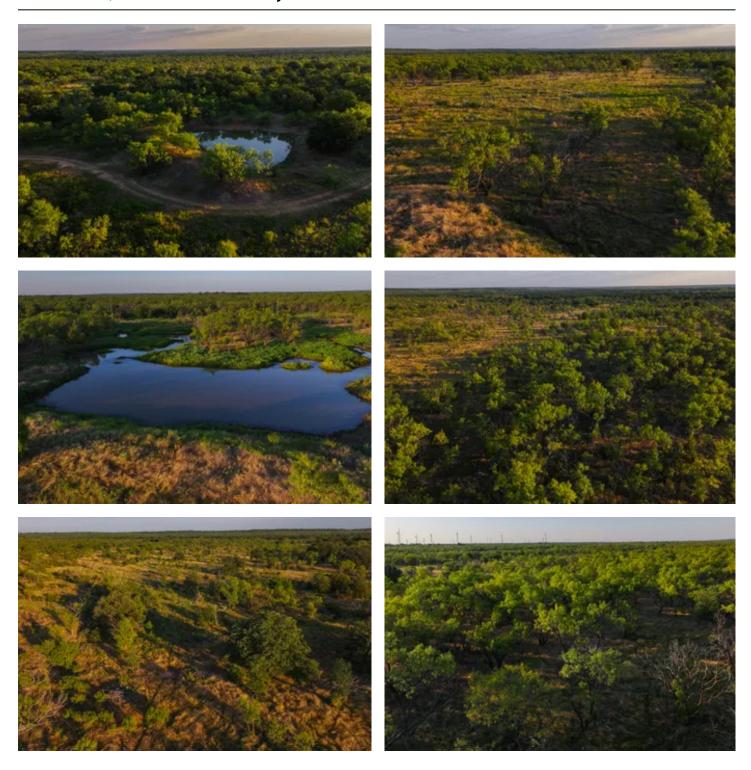


AGENT COMMENTS: Meyers Creek Ranch is a well-maintained multi-use ranch. At the time of the listing, it is the largest ranch being offered for sale in Throckmorton County, Texas, and is located in a very desirable portion of the county. This ranch is large enough to create your own hunting environment and grow large whitetail, and it is also raw enough to improve and grow your investment.

Listing Agent: Heath Kramer 940-456-0575

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "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 & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information 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. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.







Meyers Creek Ranch Throckmorton, TX / Throckmorton County

LISTING REPRESENTATIVE For more information contact:



Representative

Heath Kramer

Mobile

(940) 456-0575

Office

(940) 549-7700

Email

Heath@cfrland.com

Address

801 Elm Street

City / State / Zip

<u>NOTES</u>		



<u>NOTES</u>	



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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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