

**Meyers Creek Ranch**  
TBD Carmack Road  
Throckmorton, TX 76483

**\$3,694,625**  
671.750± Acres  
Throckmorton County





**Meyers Creek Ranch**  
**Throckmorton, TX / Throckmorton County**

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**SUMMARY**

**Address**

TBD Carmack Road

**City, State Zip**

Throckmorton, TX 76483

**County**

Throckmorton County

**Type**

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**

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#### **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](tel:940-456-0575)**

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**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

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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**Campbell Farm & Ranch**  
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