

BAR N STAR RANCH
316.68± ACRES
THROCKMORTON COUNTY, TEXAS
\$2,750,000



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

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GENERAL DESCRIPTION: The Bar-N-Star Ranch is a nicely improved, turnkey property located in eastern Throckmorton County near the Young County line, just off Carmack Road in a highly regarded whitetail area. The ranch features a custom-built barndominium, large barn and workshop, cattle pens, and will convey the equipment necessary to operate and maintain the property. Extensive owner improvements over the past several years allow for immediate enjoyment. Five hunting setups are strategically placed throughout mature mesquite and live oak cover. Additional improvements include multiple food plots, a centrally located earthen tank, cross-fencing, three inset pipe entrance gates, and an excellent internal road system.

Bar-N-Star is ready to enjoy on day one and is ideal as a family retreat or recreational ranch.

LOCATION: Located between Throckmorton and Newcastle, Texas, south of Highway 380. The ranch lies west of FM 578 (Murray Highway) on Carmack Road.

DIRECTIONS: From Graham, travel west on Highway 380 approximately 23 miles, passing through Newcastle to FM 578. Turn left (south) on FM 578 and continue 3.9 miles to Carmack Road. Turn right and travel 3.2 miles to the inset pipe entrance gate on the left.

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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HOME: The two-story 3,200± SF barndominium is a high-quality, well-constructed 3-bedroom, 1.5-bath residence with modern fixtures throughout. The open concept main living and dining area features a large sandstone, wood-burning fireplace. The primary bedroom is located on the left upon entry, with two guest bedrooms on the right. The home also includes a full kitchen, bar and dart room, and an upstairs living area overlooking the main floor. The full bathroom is located on the first floor, with the half bath upstairs. All home furnishings will convey.



BARN & IMPROVEMENTS: East of the home is a functional work area anchored by a 100' x 50' metal barn with two separate indoor workspaces. Covered exterior areas provide ample storage for equipment, feed, or hay. Additional improvements include a large set of steel cattle pens and a newly constructed metal lean-to barn suitable for larger equipment, hay storage, or livestock shade.



EQUIPMENT TO CONVEY:

- New Kubota M6S-111 tractor with implements
- 25' Montgomery Legend flatbed trailer
- 18' cattle trailer
- 18' hay bale trailer
- 2023 two-seat Polaris Kinetic UTV
- (2) 20' Xcaliber Conex containers
- Fort Knox 36-gun safe
- Five feeders and five hunting stands
- Miscellaneous tools, tool cabinets, and band saw



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FENCING, CATTLE & PENS: Perimeter and interior fencing are in good to excellent condition. A centrally located steel pipe cattle pen system includes a Hereford headgate and a large adjoining trap. The ranch is cross-fenced into three pastures to facilitate rotational grazing. Native rangeland is in excellent condition, complemented by two planted winter wheat food plots. The current herd of 24 Black Angus cattle may be purchased separately if desired.

TERRAIN: Gently rolling terrain with scenic distant views. One of the higher elevations features a healthy stand of live oaks and offers a potential secondary homesite. While some sandstone outcroppings exist, soils are generally productive and suitable for additional wildlife food plots.

HABITAT: Dense native cover consisting primarily of mesquite with scattered live oaks, chinaberry, hackberry, and lotebush. Native grasses include Texas wintergrass, sideoats grama, curly mesquite, and other common regional species.



WILDLIFE & HUNTING: Wildlife includes whitetail deer, Rio Grande turkey, quail, dove, feral hogs, and predators such as coyotes and bobcats. Deer hunting is excellent due to quality habitat, reliable water, and larger neighboring properties to the east and south.

WIND FARM: A wind farm is located approximately one mile east of the property and has minimal impact on the ranch.

LEASES: No hunting or grazing leases are in place. The owner currently runs his own cattle.

WATER: One large, centrally located earthen tank (approximately 2-3 acres) provides reliable water. Several smaller tanks on the west side hold seasonal water.



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UTILITIES: Water service is provided by Fort Belknap Water Supply, and electricity by Fort Belknap Electric Cooperative.

MINERALS: No minerals are owned.

LEGAL DESCRIPTION: 320+/- acres in Abstract 494, TE&L Survey, Section 1686.

TAXES: This property is agriculturally exempt. 2025 property taxes were \$5149.36

PRICE: **\$8683.84 per acre (\$2,750,000)**

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 Listing Broker.



Hortenstine Ranch Company, LLC

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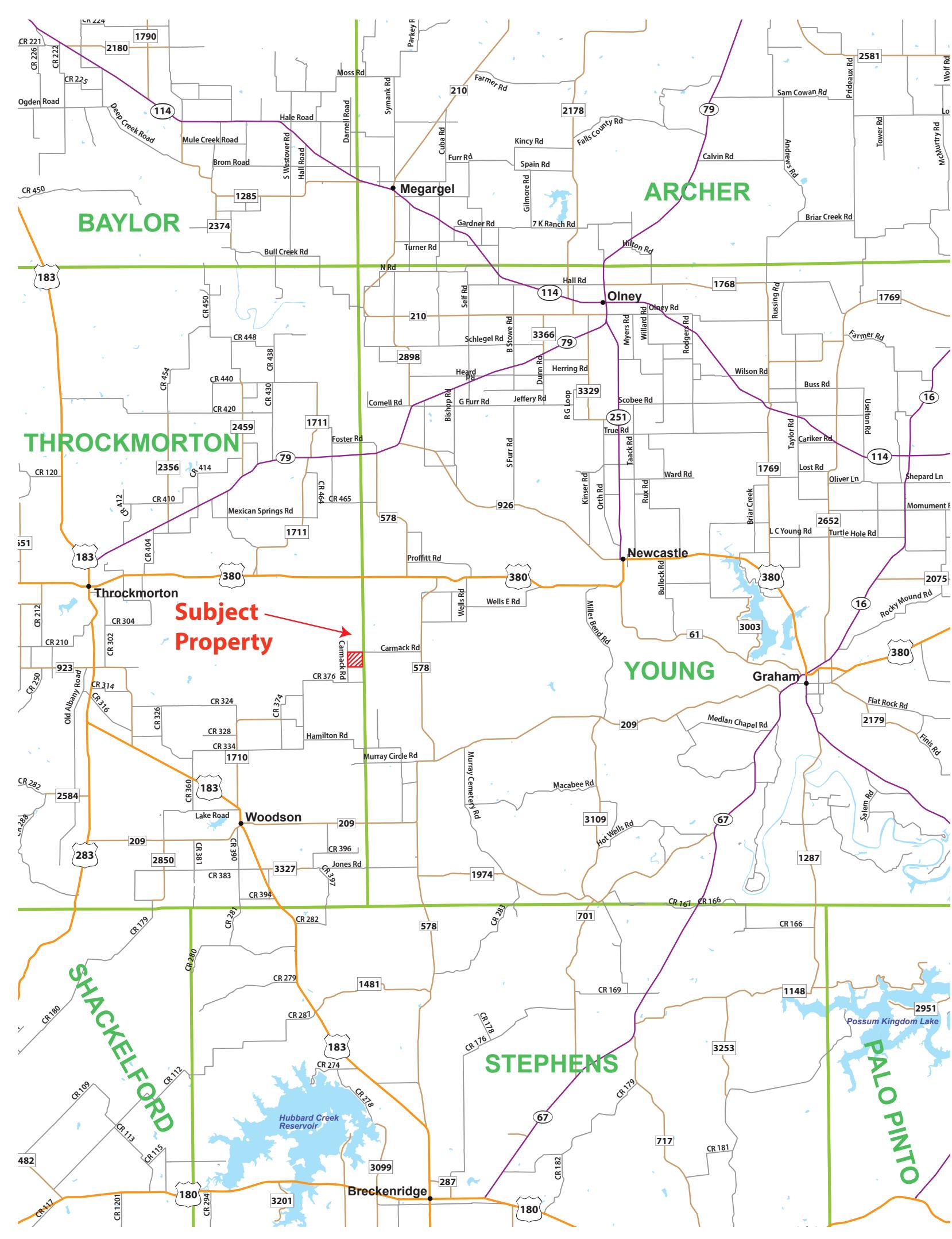
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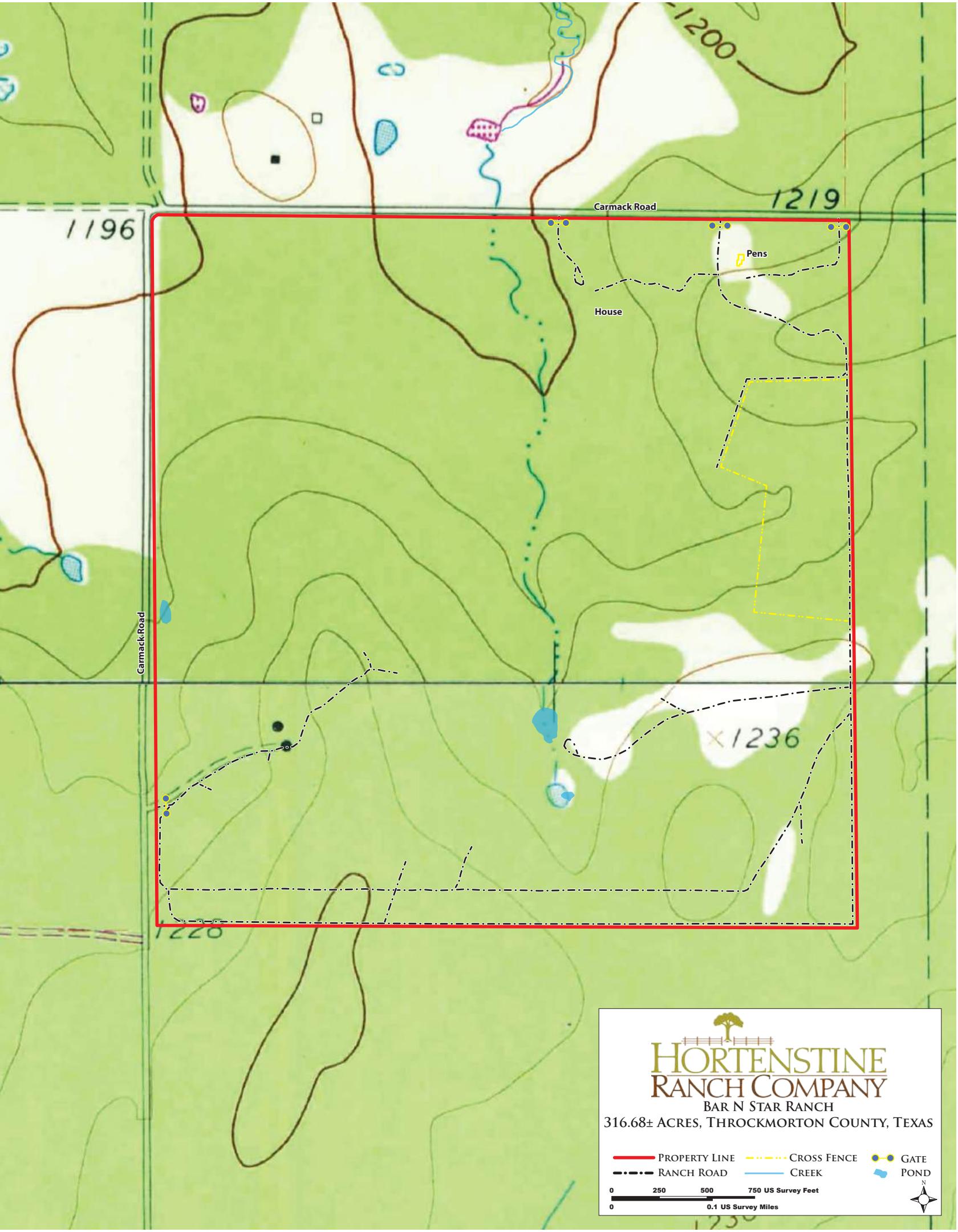





HORTENSTINE
RANCH COMPANY
BAR N STAR RANCH
316.68± ACRES, THROCKMORTON COUNTY, TEXAS

0 250 500 750 US Survey Feet

0 0.1 US Survey Miles



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