

MCCUNE RANCH
560.91± ACRES
THROCKMORTON COUNTY, TEXAS
\$3,200,000



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

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OVERVIEW: Located near the Throckmorton/Young County line, the McCune Ranch is a diverse property featuring exceptional improvements and is being offered turnkey, ready for its new owner on closing day. Numerous water features, rolling topography, and stunning mature live oak trees, including one eligible for the prestigious Live Oak Society, make this ranch an exciting opportunity for ranch enthusiasts.

The northern half of the ranch is anchored by towering live oak trees that surround the fenced barndominium and extend to several scenic water features where the landscape transitions to more open pastures east of the

barndominium. The southern portion features rolling hills blanketed with mature oak trees surrounding multiple ponds, while Meyers Creek traverses the property from north to south, creating an important travel corridor for wildlife. Overall, thick native cover blankets much of the ranch, complemented by beautiful sandstone outcrops and steep, grass-covered hillsides.

Whether enjoying a sunrise with a warm cup of coffee from the wraparound porch or exploring the ranch's diverse landscape, the McCune Ranch is a place that truly feels like home.

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LOCATION: The McCune Ranch is located east of Woodson, Texas near the Throckmorton/Young County line.

Approximate drive time to nearby points of interest:

- Graham-35 minutes east
- Throckmorton- 30 minutes northwest
- Abilene- 1.5 hours southwest
- Fort Worth- 2 hours, 15 minutes southeast
- DFW International Airport: 2.5 hours

Physical Address: 4618 CR 376, Woodson, Texas 76491

ACCESS & ROADS: The property fronts on well-maintained gravel County Road 376. An all-weather rock ranch road leads from the front entrance to the barndominium, located just inside the entrance, and continues to the cattle pens at the center of the property. A network of dirt/grass trails provides access throughout the ranch and can be easily explored using the Polaris ATV included with the sale.

TERRAIN: The ranch is covered with excellent native grasses and scattered mature live oak and mesquite trees. The landscape is highly diverse, featuring cultivated fields along the eastern portion of the ranch that transition into rolling hills across the western and southern portions.

71± feet of elevation change creates scenic hilltops overlooking Throckmorton and Young Counties, as well as expansive views of the grass valley to the south.

Surface water is abundant, with eight earthen stock tanks located throughout the property and a large branch of Meyers Creek traversing the ranch from north to south on the western portion. Sandy to sandy loam soils dominate the property, while attractive sandstone outcrops accent the central and southern portions of the ranch.

Four cultivated fields near the eastern entrance measure approximately 9, 11, 15.5, and 23.5 acres. Although they have not been planted in recent years, they could easily be returned to cultivation if desired. Currently, they provide additional native grass forage for cattle.



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MAIN HOUSE: The McCune Ranch barndominium was completed in 2023 by area builder Trey Robertson. The two-story, 1,800-square-foot home features three bedrooms and three bathrooms. An open-concept living area serves as the centerpiece of the home, highlighted by a beautiful floor-to-ceiling native sandstone fireplace that creates an inviting gathering place for family and friends. A second living area is located upstairs and overlooks the main floor.

The primary bedroom and a guest bedroom are located on the first floor, while the third bedroom is located upstairs. Large wall-mounted televisions are included in both the primary bedroom and family room.

The kitchen features high-end appliances and finishes, including an oven, refrigerator, and a large marble-topped island.

Additional features include a full-size washer and dryer, a tankless water heater, and Starlink internet service. A 60-foot wraparound porch surrounds the home, providing the perfect place to enjoy both sunrises and sunsets.

GARAGE/SHOP: Attached to the barndominium is a 20' x 40' garage/shop with two 8-foot roll-up doors. The space is currently used to store the included 2021 Polaris ATV, Bad Boy zero-turn mower, ranch tools, and feed. It also features a large workbench, ample storage, and is well lit. The entire barndominium has been insulated with spray polyurethane foam and features ~12-inch-thick exterior walls, providing energy efficiency and year-round comfort.



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RV HOOKUP: An RV hookup is located just inside the front entrance and includes a concrete pad suitable for a variety of trailer sizes. The RV site includes rural water, electricity with a 50-amp service, and a septic system. The site is perimeter-fenced and offers an excellent location for additional guest accommodations if desired.

HOME FURNISHINGS: The ranch is being offered turnkey, with all furniture and equipment conveying with the sale. A list of personal items that will not convey is available upon request.

EQUIPMENT: The ranch includes nearly everything needed to begin enjoying and operating the property immediately. Major equipment included in the sale consists of:

- 2021 Polaris XP 1000 four-seat UTV
- Bad Boy zero-turn mower
- One elevated deer blind
- Three corn feeders
- Assorted shop tools



VEGETATION: Vegetation across the ranch consists primarily of mesquite with large groves of mature live oaks, along with hackberry and other native tree species common to the region. One of the largest live oak trees on the property is eligible for registration with the Live Oak Society (LOS). To qualify, a live oak must have a trunk circumference of at least 8 feet measured 4.5 feet above the ground. Founded in 1934 and administered by the Louisiana Garden Club Federation, the Live Oak Society is dedicated to preserving and recognizing exceptional live oak trees throughout the American South. Interestingly, the trees themselves are considered the society's members, while a single person serves as secretary. Another particularly impressive live oak near the barndominium, known as the "Home Tree," boasts an approximately 125-foot canopy.

Browse species include elbowbush, skunkbush, bumelia, lotebush, and cactus, providing exceptional wildlife habitat. Native grasses include switchgrass, Texas wintergrass, dropseed, Indiangrass, and numerous other desirable



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WILDLIFE: The ranch offers excellent hunting and wildlife viewing opportunities, including whitetail deer, Rio Grande turkey, ducks, and other waterfowl. Additional game includes quail, feral hogs, and numerous varmints. The property is currently not leased for hunting.

SURFACE WATER: The McCune Ranch features eight earthen stock tanks, six of which exceed one acre in size. A large branch of Meyers Creek supplies water to several of these tanks while also retaining water in portions of the creek throughout much of the year.

WIND FARM: A wind farm is located approximately 2.5 miles west-southwest of the McCune Ranch.

CATTLE/CATTLE LEASE: A cattle lease is currently in place, and the owner also grazes several head of cattle on the property. The area's estimated carrying capacity is approximately one animal unit per 20 to 25 acres. The ranch is lightly stocked, resulting in excellent grass conditions.

The property is cross-fenced into four pastures. A centrally located set of pipe working pens is easily accessible by an all-weather road. The existing cattle lease maintains the ag exemption and may be continued or terminated at closing.

FENCING: Perimeter and cross fencing consist primarily of five-strand barbed wire. The fences are in fair to good condition and adequately contain livestock. The home compound, located just inside the entrance gate, is separately fenced for added privacy and security.



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UTILITIES:

- Water: Fort Belknap Water Supply Corporation
- Electricity: Fort Belknap Electric Cooperative
- Nearest Airport: Graham Municipal Airport (RPH) is ~30 miles east of the ranch, while Breckenridge/Stephens County Airport (BKD) is located approximately 30 miles to the south. Both airports feature long runways capable of accommodating virtually any size private aircraft.

SCHOOL DISTRICT: Woodson ISD

MINERALS: No minerals are owned or will convey. There is no active production on the property.

PROPERTY TAXES: The ranch is agriculturally exempt. Estimated 2025 property taxes are approximately \$4,300.

PRICE: **\$3,200,000 (\$5,705.02 per acre)**

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.

CONTACT:

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Dallas, Texas 75230

(214) 361-9191 office

Jack Fauntleroy- Broker Associate

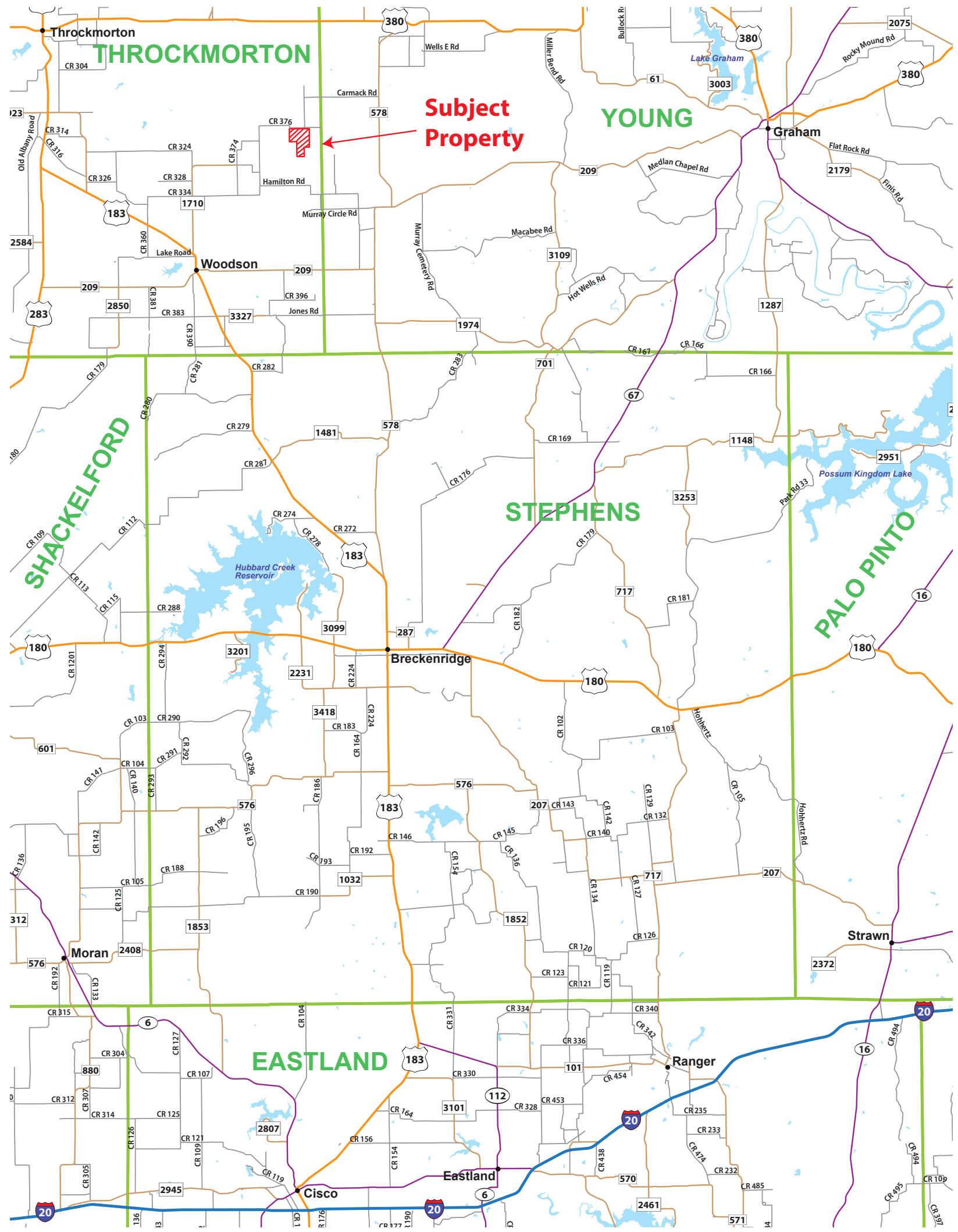
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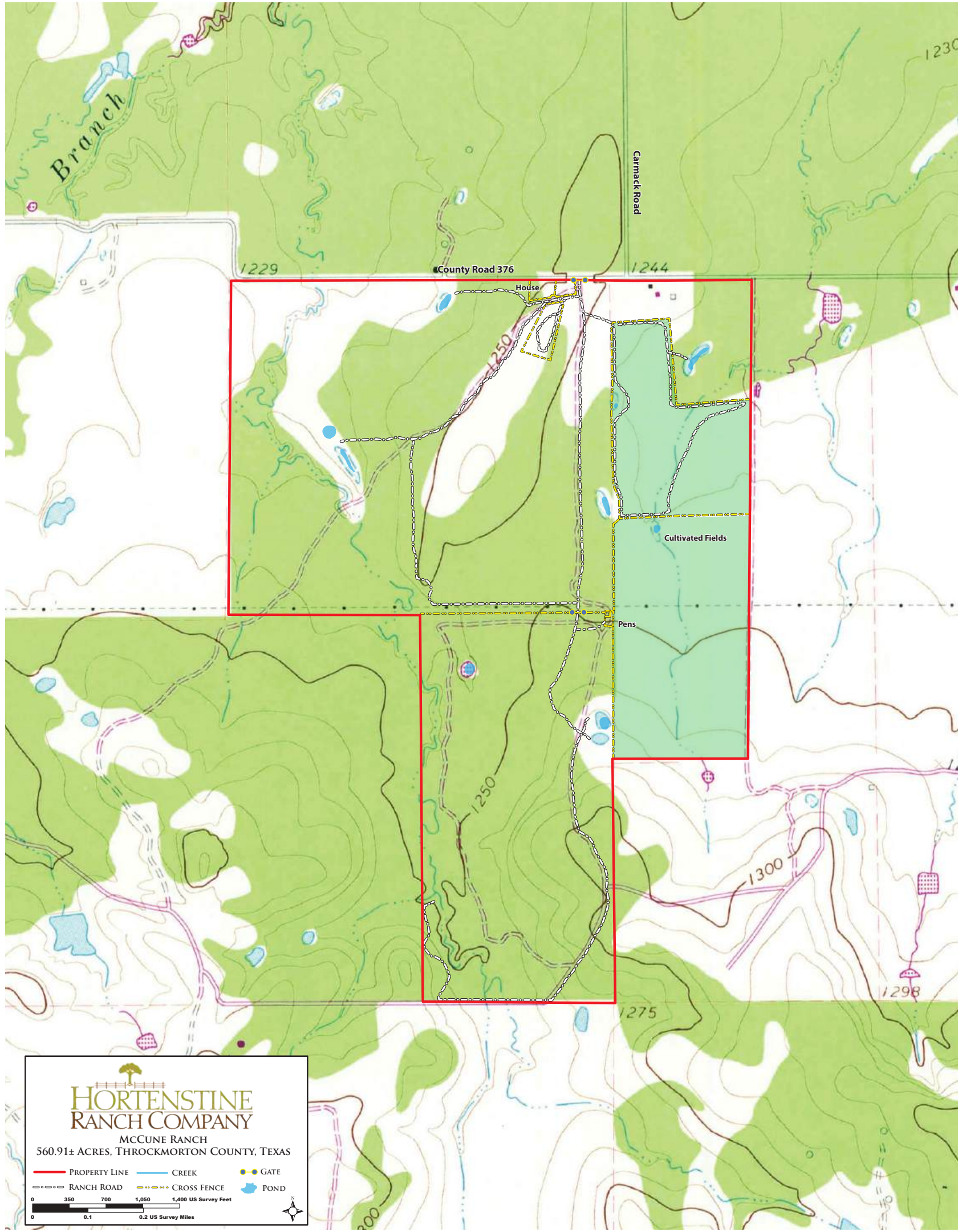
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1229

County Road 376

1244

House

1250

Cultivated Fields

Pens

1250

1300

1275

1298



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 PROPERTY LINE

 CREEK

 GATE

 RANCH ROAD

 CROSS FENCE

 POND



0 350 700 1,050 1,400 US Survey Feet

0 0.1 0.2 US Survey Miles





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