

Blue Goose River Ranch
1710 CR 361
Foard City, TX 79227

\$13,562,500
7,750± Acres
Knox County



Blue Goose River Ranch
Foard City, TX / Knox County

SUMMARY

Address

1710 CR 361

City, State Zip

Foard City, TX 79227

County

Knox County

Type

Hunting Land, Ranches, Recreational Land,
Undeveloped Land, Riverfront

Latitude / Longitude

33.86786 / -99.856113

Dwelling Square Feet

3016

Bedrooms / Bathrooms

3 / 2

Acreage

7,750

Price

\$13,562,500

Property Website

<https://cfrland.com/detail/blue-goose-river-ranch-knox-texas/28423/>



PROPERTY DESCRIPTION

Blue Goose River Ranch consists of flat, fertile farmland with mesquite patches on top that breaks into deep cedar-covered gorges. Twists and turns in the terrain paired with scattered knobs create valleys turning into sand-bottomed creeks. These creeks define the canyons as they merge with the North Wichita River and split the ranch. Whitetail-buck ranging from 130"-150" inches are standard in Foard and Knox County, while 7,750 secluded acres with a river bottom habitat allow some mature animals to reach the 170+ inch marker. Several large flocks of Rio Grande turkey roost and thrive in the vast hackberry trees and dense chinaberry thickets. Ducks, geese, and other waterfowl are abundant due to the 3.4 miles of the meandering river and 48 bodies of water ranging from shallow grass tanks to a couple of acres of drought-proof water. Blue Goose River Ranch is a large cattle operation with outfitter potential.

Headquarters sits in Foard County on the Northern 3,000 acres initially purchased in 2002. Headquarters is 16 fenced acres with the main house and the bunk house. This house is a sound three-bedroom ranch house awash with rustic charm and abundant storage. Entertain easily with a spacious kitchen with custom cabinets, a wet bar, and multiple dining areas connected to the den with a fireplace. Occupying the entire north side of the home is the primary suite featuring a fireplace, double sink bathroom, three large walk-in closets, and direct access to the laundry facilities. A bunk house sits behind the main house with the separate Foreman's home and office with farm equipment shed along FM 268.

Over the next two decades, the ranch grew 4,750 acres to the south into Knox County. Blue Goose River Ranch offers 1,890 acres of wheat and hay, boosting the ranch's productivity with adequate rainfall and attracting droves of mourning and white-wing dove with the seasonal sunflowers. Across the river was acquired first, a valley etched out by Black Top Creek, including Blue Goose Hunting Camp famed with stories of hunting lore. Then a few other neighbors were added, spreading south to include the majority of Buffalo Creek and some badlands to add to the mysticism of this wild country. This cattle ranch has excellent perimeter fencing being mostly 5-strand barb wire. Each pasture is cross-fenced for rotational grazing to optimize the native grass production. This practice has boosted the local quail habitat and assisted in their comeback. Separate fields within the fenced cultivation and pastures contain a water source for cattle and wildlife. A final addition, the "Damland" added a wide, short canyon created by Bluff Creek and butted the ranch up to Truscott Brine Lake. 29+ access gates are strategically placed on the 12+ miles of county-maintained road frontage to optimize cattle rotations, farming, and access to blinds. Blue Goose River Ranch's final acreage came to 7,750, now available for the first time as one large ranch isolated in an area of Texas historically and currently known for vast swaths of land dedicated to cattle and hunting.

Broker's Comments-

Blue Goose River Ranch has "finger ridges," providing a different canyon or valley around every corner. This country makes one understand the old stories from the wild west and how the natives could disappear without a trace. Countless draws dip and turn with signs of local wildlife still utilizing them to hide out and travel. Truscott Brine Lake is a saltwater project controlled by the Army Corp of Engineers and is open to the public. The 1,600 saltwater lake and 100-acre freshwater lake provide a sanctuary for deer and create an exceptional waterfowl habitat. The larger ponds on the ranch and river have bass, perch, and catfish, while the 100-acre freshwater lake provides true sport fishing capabilities for an outfitter or an avid fisherman.

-- WATER & TERRAIN --

- 3.4 miles of North Wichita River-18,000+/-ft; 1.14 miles of both sides-6,020+/-ft
- 1 river crossing; Located on E river water gap; sandy, pea gravel
- 33 ponds, 15 shallow tanks; Several draws with surface water potential; Bass, catfish, perch
- 220+/- ft of total elevation change; 150 ft draws; Rolling to flat river bottoms; Flat fields on top
- 2.7 mi of Black Top Creek-14,440 +/-ft, wet weather, parts navigatable by ATV or UTV when dry
- 4.42 mi of Buffalo Creek-23,350+/-ft in three sections-7,850+/-ft; 10,025+/-ft; 5,745+/-ft
- 0.73 mi of Bluff Creek-3,850 ft+/-ft-Behind Truscott Lake Dam
- 4 rural water meters on North-Foard with 7 troughs
- 2 water meters on the South-Knox with 3 troughs
- 3 solar water wells on troughs; 2 windmill water wells with troughs

-- HEADQUARTERS & RESIDENTIAL IMPROVEMENTS --

- 16 fenced acres with the main house, barns, and 1.25-ac pond
- 3,016 sq ft-3Bed/2Bath; Built-in '88, metal roof, slab foundation, attached two-car garage
- Fenced yard, well for sprinkler system, rural water meter, paved parking in front
- 1,280 sq ft-Bunk House; Built-in '80, metal roof, slab, carport, used for storage
- Foreman's House on FM 268-Needs repair, electricity, and water
- Foreman's Office & Equipment Shed, electricity, water fenced

-- COVER & WILDLIFE --

- *Wildlife* -- Whitetail deer, Rio Grande turkey, dove, duck, quail, specks, Sand Hill cranes, varmint, occasional mule deer
- *Hunting* -- Leased for hunting & willing to stay; Hunting Outfitter opportunities
- *Tree Cover* -- 76% wooded; Heavy to moderate; Cedar, mesquite, hackberry, willow
- *Underbrush* -- Moderate; Lotebush, bumelia, skunkbush, ephedra, cat claw, yucca, prickly pear
- *Native Grasses* -- Side-oats, blue, other grammas; buffalo, curly mesquite
- *Grazing* -- 1 animal to 35 units; Owner Operated
- *Cultivated Soils* -- Clay loams: Mostly Tillman, Rotan & Hillister; Loams: Winter; Silt loams
- *Cultivation* -- 1,890 acres; 19 fenced fields; 24% of property; Moderate to excellent farming capabilities

-- RANCHING & HUNTING IMPROVEMENTS --

- Completely fenced for cattle; 5-strand barb-wire in good condition
- Cross-fenced into large and small pastures with reliable water in each
- Fenced river bottom on both sides; River crossing with water gap
- 5 sets of working pens; 2 on the North-Foard, 3 on the South-Knox
- 4 sets of pens with easy access for trucks and trailers near the road; Interior catch-pens
- 29 total gates on CR or FM road; 16 on North-Foard, 13 on South-Knox
- ATV/UTV dirt roads access most of the land, and desirable characteristics

-- MINERALS & WIND --

- 50% owned minerals convey; No active production
- 100% wind rights convey; 1 mi W of Foard City Wind Farm; 3 mi NW of El Campo Wind Farm

-- ACCESS & DISTANCES --

- Main Entrance - N side of CR 361 in Foard County
- 12 miles of County Road frontage; 28 total gates-15 on North-Foard, 11 on South-Knox
- 15 miles SW of Crowell; 30 miles N of Benjamin; 45 miles SW of Vernon
- 100 miles W of Wichita Falls; 125 miles NW of Graham
- 185 miles NW of Fort Worth; 206 miles NW of DFW International Airport
- 235 miles NE of Midland; 160 miles E of Lubbock
- 4,000+/-ft Land Owner Easement thru SW portion

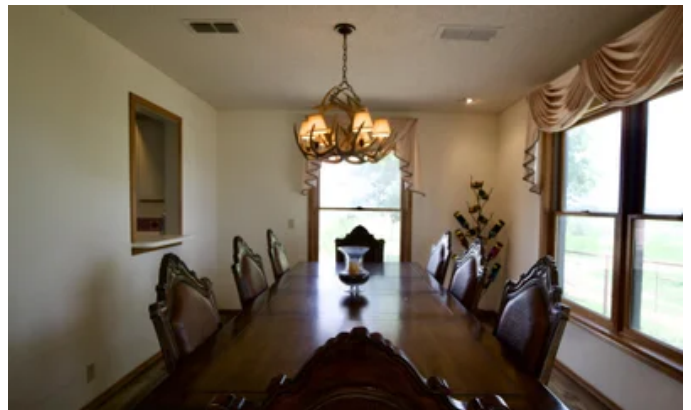
Listing Broker: Boone Campbell ([\(940\)-282-5500](tel:9402825500))

Listing Agent: Travis Patterson ([\(254\) 246-5266](tel:2542465266))

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, change in price, change in terms, 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.



Blue Goose River Ranch
Foard City, TX / Knox County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Boone Campbell

Mobile

(940) 282-5500

Office

(940) 549-7700

Email

Boone@cfrland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com
