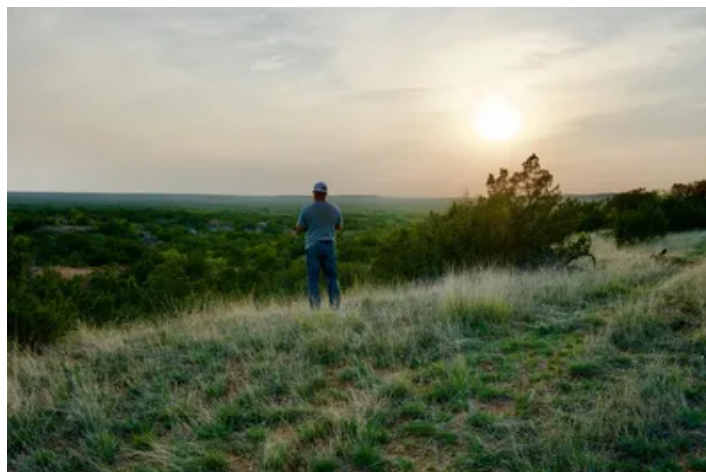


Truscott River Ranch
CR 2631
Truscott, TX 79227

\$9,476,250
4,750± Acres
Knox County



Truscott River Ranch
Truscott, TX / Knox County

SUMMARY

Address

CR 2631

City, State Zip

Truscott, TX 79227

County

Knox County

Type

Riverfront, Hunting Land, Ranches, Farms, Recreational Land,
Lakefront

Latitude / Longitude

33.802751 / -99.852848

Acreage

4,750

Price

\$9,476,250

Property Website

<https://cfrland.com/detail/truscott-river-ranch-knox-texas/38989/>



PROPERTY DESCRIPTION

Truscott River Ranch is an extraordinary property in the western portion of Texas, containing 4,750 acres of land for cattle and hunting. This magnificent territory runs along the North Wichita River in Foard County as it turns south and reaches into Knox County. The southern border of the ranch butts up the 1,600-acre Truscott Brine Lake, which is equipped with access to the lesser-known public hiking trails and fantastic fishing in the 100-acre fresh-water lake made by the Army Corp of Engineers. Fresh water is supplied by a rural water meter allocated to the hunting camp and a separate meter used for cattle water troughs. The land draws through three creeks that fill up the larger ponds and flow into the river, in addition to various ponds and stock tanks positioned throughout the acreage. Truscott River Ranch is a working cattle ranch with a hunting camp to aid in income. This ranch is part of a more significant offering, [Blue Goose River Ranch](#), which has a total acreage of 7,750 acres.

-- WATER & TERRAIN --

- North Wichita River -- 2.7 miles -- Northern Boundary
- Wet Weather Creeks -- Black Top Creek, Buffalo Creek, Bluff Creek
- Surface Water~17 ponds, 8 shallow tanks; Bass, catfish, perch
- Elevation Change~180+/- ft; 150 ft draws; Rugged draws to flat river bottoms
- Water Meters~meter for hunting camp, meter for cattle troughs
- Water Troughs~6 supplied by meters and water wells
- Water Wells~1 solar water well with a trough
- Truscott Brine Lake frontage~1,600 acres. 100-acre freshwater access. See Docs.

-- COVER & WILDLIFE --

- Wildlife ~ Deer, turkey, dove, duck, quail, specks, cranes
- Hunting ~ Leased for hunting; willing to stay; Outfitter opportunities
- Tree Cover ~ 85% wooded; Heavy to moderate; Cedar, mesquite, hackberry
- 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 ~ 720 acres; 6 fenced fields; 15% of property; Good to excellent capabilities

-- RANCHING & HUNTING IMPROVEMENTS --

- Electricity Meter -- Operating for hunting camp.
- Cattle Pens -- Three sets of pens, fair condition
- Fenced -- Completely fenced for cattle; 5-strand barb-wire: Good to fair
- Cross-fenced -- Large and small pastures with reliable water in each
- Interior Roads -- Dirt roads, UTV/ATV trails to blinds

-- MINERALS & WIND --

- Minerals Rights -- 50% of the owned Mineral Estate Convey
- O&G Production -- No active production; Past production plugged and removed
- Wind Rights -- 100% Wind Rights Convey
- Wind Production -- No active wind lease; 2 wind farms within 6 miles

-- ACCESS & DISTANCES --

- Road Frontage -- Gate at the end of CR 2629, CR 2631, dirt, gravel
- Nearby Towns -- NW of Truscott, 15 miles SW of Crowell, 30 miles N of Benjamin
- Major Cities --185 mi NW of Fort Worth; 235 mil NE of Midland
- Airports -- 15 mi NW Foard Co, 206 miles NW of DFW International Airport

Listing Broker: Boone Campbell (940)-282-5500

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.



Truscott River Ranch
Truscott, TX / Knox County



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Truscott, TX / Knox County

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

This image shows a blank 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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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
