

Buck20
0000 FM 923
Throckmorton, TX 76483

\$346,800
117.560± Acres
Throckmorton County



Buck20
Throckmorton, TX / Throckmorton County

SUMMARY

Address

0000 FM 923

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

33.158017 / -99.233792

Taxes (Annually)

297

Acreage

117.560

Price

\$346,800

Property Website

<https://cfrland.com/detail/buck20-throckmorton-texas/84759/>



PROPERTY DESCRIPTION

Buck20 is located 5 miles southwest of Throckmorton, Texas, in part of the county with large neighbors and outstanding hunting. This acreage includes sizable wheat fields, multiple ponds, and enough runoff to construct a sizable water feature. Two fertile fields provide farming opportunities for wheat, sunflowers, or hay. Densely wooded areas surrounding the small food plot offer thick cover for holding local wildlife. A small slab was poured in 2024, and utilities are readily available. Buck20 would make an excellent addition to a cattle operation and be set up perfectly to hunt and lease for farming.

Owner/Broker's Comments ~ "I purchased this property to hunt the wheat fields and lease the rest of the surface to local ranchers. Dove hunting is exceptional in this part of the county. The large neighbors and ample surface water create unique recreational opportunities for this mix of cultivation and cover." ~ **Boone C.**

-- WATER, TERRAIN & COVER --

- Surface Water ~ 3/4 ac pond; 1/4 ac tank; more surface water potential
- Elevation ~ 20 ft, rolling to flat; draws from NW to SE
- Tree Cover ~ 30 ac of native pasture; mesquite, hackberry
- Underbrush ~ 25% moderate; elbowbush, skunkbush, bumelia, prickly-pear
- Native Grasses ~ 30 ac in native grass, leased and willing to stay
- Cultivation ~ 60 ac in two fields: W 42 ac & E 18 ac
- Food Plot ~ 9 ac fenced food plot surrounded by woods, fenced, blind & feeder
- Good Soils ~Sagerton CL, Springcreek CL, Speck SC, Leeray C, Rowena CL

-- HUNTING & RECREATION --

- Wildlife ~ whitetail deer, dove, duck, Rio Grande turkey, hog, varmint
- Habitat ~ thick mesquites, excellent native grass for bedding, large fields
- Pressure ~ not hunted last year, minimal hunting pressure in the area
- Fishing ~ some fishing in ponds, capable of stocking, larger surface water potential

-- IMPROVEMENTS --

- Exterior Fence ~ good to fair, mixed net & barbed wire, good fencing along the road
- Cross Fence ~ 9 ac food plot: poor to fair
- Water ~ Fort Belknap electricity and water line on FM 923
- Roads ~ good road to ponds and back, trails accessing the fields

-- MINERALS & WIND --

- Mineral Rights ~ none owned to convey
- O&G Production ~ one producing well, some old production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ wind farm on neighboring tracts

-- ACCESS & DISTANCES --



- Road Frontage ~ 2,665 ft of FM 923; 3 gates; good road to back
- Nearby Towns ~ 5 mi SW of Throckmorton, 17 mi NW of Woodson
- Major Cities ~ 70 mi NE of Abilene, 135 mi W of Fort Worth
- Easements ~ O&G, Electricity



LISTING REPRESENTATIVE

For more information contact:



Representative

Boone Campbell

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Boone@cfrland.com

Address

801 Elm Street

City / State / Zip

NOTES

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.

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