

Twisted Mesquite Ranch
Singleton Rd
Murray, TX 76450

\$1,819,200
960 +/- acres
Young County



Twisted Mesquite Ranch Murray, TX / Young County

SUMMARY

Address

Singleton Rd

City, State Zip

Murray, TX 76450

County

Young County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.072107 / -98.941645

Acreage

960

Price

\$1,819,200

Property Website

<https://cfreland.com/detail/twisted-mesquite-ranch-young-texas/10897>



PROPERTY DESCRIPTION

Twisted Mesquite Ranch is a gorgeous mix of mature cover and productive grass. Over the years, this land has been praised for significant gains in cattle on an annual basis as well as enough water to survive the Texas droughts. This acreage sits peacefully on a dead-end road with very little to no traffic, while also lying just 3 miles from paved Murray Hwy (FM 209). Twisted Mesquite Ranch contains the unique advantage of having land and buck tags available in both Young and Throckmorton County.

LAND -- TERRAIN

Although this 960-acre ranch contains 80 feet of elevation change in all three perfectly square 320-acre pastures, each has its own distinctive character. The SE-320 is packed with mature mesquites and few scattered oak mottes along a draw/creek, creating obvious surface water potential. A very well-maintained road takes one back to a large hill with a beautiful 360degree view build-site with electricity nearby at a small hunting cabin capable of resting bodies. The NE-320 has reliable water and has been recently sprayed for mesquites. This area has the best soils on the ranch and produces ample grass for grazing, fawning, and quality quail habitat. The westernmost 320 has the most romance with the mature clusters of live oaks and large post oaks on the hills overlooking the neighboring wheat fields. A ridge along the northern boundary creates a deep bowl of mature cover with thick underbrush. A small, centrally located portion on this 320 recently had a "flash fire" during high winds that burned most of the prickly pear and underbrush but only a few trees, creating an ideal location for a food plot. This scenic ranch encompasses oak-covered hills with beautiful views as well as fertile mesquite flats packed with wildlife.

- RANCHING IMPROVEMENTS -

- Hunting Cabin-Electricity meter, porch, water hauled in
- Existing Fence-Fair; Cross fenced-Fair; SE-320, NE-320, W-320
- 7,350 ft of fence needed on the southern and western side of SE320
- Pipe working pens on Singleton Rd along the eastern boundary
- Fort Belknap Electricity meter at hunting camp
- Fort Belknap Water on Hamiton Rd-2,450 ft from property

- COVER -

- *Tree Cover*--Heavy to Moderate: Mesquite, live oak, post oak, hackberry, prickly ash; NE 320 acres has recently been aerially sprayed for mesquites

- *Underbrush/Browse*--Moderate to thick: lote bush, elbow bush, gum bumelia, some prickly pear
- *Native Grasses/Forbs*--Leased for grazing; Excellent Grazing Management; Willing to Stay

- WATER FEATURES -

- 2+ acre pond (max capacity); 5 tanks - 1/2-acre to 1/3-acre
- Draw on the Eastern boundary; Multiple opportunities for more surface water
- Fort Belknap Coop Water-line on Hamilton Rd-1/2 mile

- WILDLIFE -

- Superb whitetail, turkey, duck, dove, quail, hogs, and varmint
- Excellent whitetail genetics
- See pics & video for current wildlife
- Leased for hunting; Willing to stay

- MINERALS -

- Six Producing oil/gas wells; Three injection-wells; Some non-producing wells
- One natural gas pipeline; One crude oil pipeline & electricity easements
- No minerals available

- ACCESS -

- Gate on Singleton Rd-*Caliche/Rocked*; Dead End Road
- 3 Miles West of FM 209-*Paved*; 7 Miles East of FM 1710-*Paved*
- Listing Broker must be present at all showings or preview with Buyer's Agent.

- DISTANCES -

- 9 miles northeast of Woodson
- 24 miles west of Graham (*Closest Airport w/ Fuel & Service*)
- 24 miles southeast of Throckmorton (*Airport*)
- 25 miles north of Breckenridge (*Airport w/Fuel Service*)
- 36 miles northeast of Albany
- 113 miles west of Fort Worth
- 145 miles west of Dallas
- 227 miles east of Midland

Listing Broker: Boone Campbell (940) 282-5500

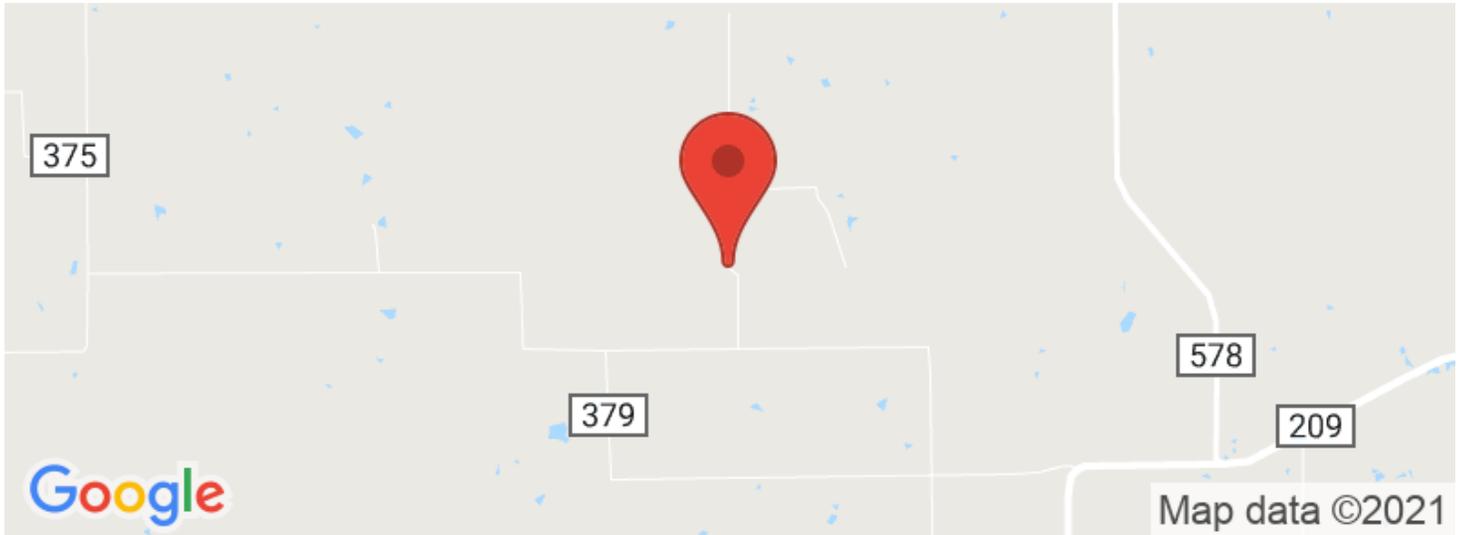


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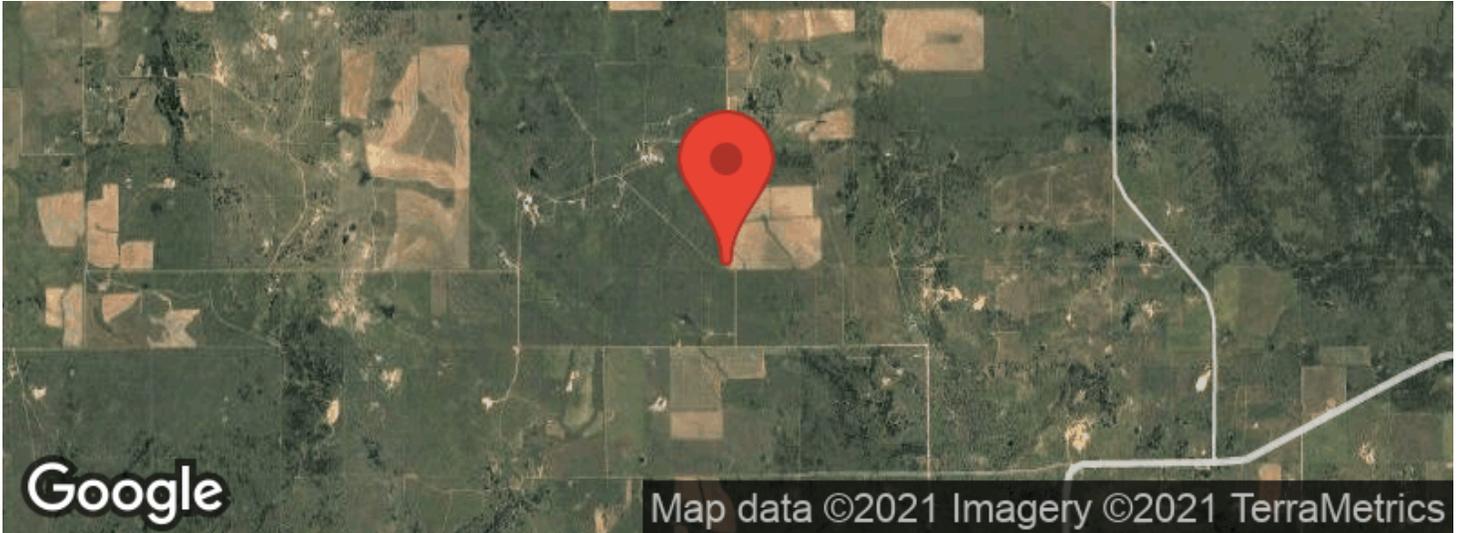
**Twisted Mesquite Ranch
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Locator Maps



Aerial Maps



**Twisted Mesquite Ranch
Murray, TX / Young County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Boone Campbell

Mobile

(940) 282-5500

Office

(940) 549-7700

Email

Boone@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX, 76450

NOTES

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