

Starr Ranch
0000 Hwy 183
Throckmorton, TX 76483

\$3,475,500
632± Acres
Throckmorton County



Starr Ranch
Throckmorton, TX / Throckmorton County

SUMMARY

Address

0000 Hwy 183

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Type

Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

33.03417 / -99.178258

Taxes (Annually)

735

Acreage

632

Price

\$3,475,500

Property Website

<https://cfrland.com/detail/starr-ranch-throckmorton-texas/83696/>



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PROPERTY DESCRIPTION

Starr Ranch in Throckmorton County, Texas, spans an impressive 632 acres and offers a prime opportunity for hunting, ranching, and recreational pursuits. Surrounded by large neighboring properties, this expansive ranch provides an ideal environment for accessibility coupled with hunting protection, making it a true haven for outdoor enthusiasts and agricultural operations.

The ranch is thoughtfully designed with functional improvements in place. Fencing is in good condition, and the property is cross-fenced into two separate pastures using five- and six-strand barbed wire, ensuring ease of livestock management. Centrally located pipe pens and traps add to the property's practicality, while a Fort Griffin water meter on the highway provides reliable water access for a future home site. Trails crisscross the ranch, granting convenient access to blinds, water sources, and character within the land.

For the hunting connoisseur, the ranch has been professionally managed with a neighbor for over 30 years. Starr Ranch offers exceptional "above average" whitetail with ample dove, ducks, and Rio Grande turkey. The mesquite cover and food plots—6 & 15 acres—provide an ideal habitat to attract and hold wildlife. The tree cover, which includes mesquites, hackberries, and a large (lone) live oak, provides excellent habitat for wildlife and shade for livestock. The underbrush is moderately dense, consisting of native species providing ideal loafing cover for quail. Native grasses, bolstered by microbial injections, produce substantial grass cover. Water is abundant on Starr Ranch, with six stock tanks/ponds of various sizes offering even more recreational opportunities. The rolling terrain features a 40-foot elevation change, creating draws that converge into Givens Creek, enhancing the property's natural beauty and utility. These draws provide the proper runoff and terrain to build multiple substantial lakes.

Starr Ranch is further enhanced by its mineral and wind rights. The property conveys executive leasing rights; all owned mineral and wind rights will transfer with the sale. There is not any active oil or gas production, visible turbines, or current wind leases, providing flexibility for future use. With its diverse opportunities for agriculture, and recreation, Starr Ranch offers a rare chance to own a property that perfectly balances function and natural beauty.

Broker's Comments ~ "Starr Ranch has produced trophy white-tail for over three decades. This section of land sits next to one of the largest and most agriculturally advanced ranches in the county. The lack of turbines in the immediate area coupled with conveying Executive Leasing Rights of the mineral estate is a rare opportunity in Throckmorton County." ~ **Boone C.**

-- IMPROVEMENTS & STRUCTURES --

- Exterior Fence ~ good to fair, barbed wire, good fencing along the road
- Fences ~ 5 & 6-strand barbed wire, cross-fenced into two pastures
- Water ~ Fort Griffin water meter on Hwy
- Roads ~ trails throughout ranch accessing blinds and water sources
- Pens & Traps ~ centrally located-pipe pens & traps

-- WATER, TERRAIN & COVER --

- Surface Water ~6 stock tanks; 1/3 ac to 1 1/2 ac
- Elevation ~ 40ft, rolling; multiple draws converging to a creek
- Tree Cover ~ 95% native pasture; mostly mesquite, lone live oak, hackberry, willow
- Underbrush ~ 95% moderate; elbowbush, skunkbush, bumelia, prickly-pear
- Native Grasses ~ injected with microbes, native grass, leased, and willing to stay
- Soils ~ Sagerton CL, Nukrum C, Throck SCL, Lueders-Throck, Jolly-Rock, Speck SCL

-- HUNTING & RECREATION --



- Wildlife ~ whitetail deer, dove, duck, Rio Grande Turkey, hog, varmint
- Habitat ~ mesquite cover with ideal underbrush, draws leading to creeks
- Fishing ~ some fishing in ponds, capable of stocking, surface water potential
- Food Plots ~ two food plots for wheat and sunflowers; 6 acres, 15 acres
- Pressure ~ professionally managed for 30+ years, large neighbors

-- MINERALS & WIND --

- Mineral Rights ~ executive leasing rights convey, owned minerals convey
- O&G Production ~ no production or active lease, two old tank batteries
- Wind Rights ~ 100% of the wind rights convey
- Wind Production ~ no lease or visible turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ 3,750+ft of Hwy 283; in-set piped gate
- Nearby Towns ~ 10mi S of Throckmorton, 8mi W of Woodson
- Major Cities ~ 58mi NE of Abilene, 95mi SW of Wichita Falls, 131mi W of Fort Worth
- Airports ~ 10mi S of Throckmorton Muni, 59mi NE of Abilene Reg'l, 155mi W of DFW Int'l
- Easements ~ Fort Griffin SUD, Electricity

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