

Cypert Place
2000 FM 923
Throckmorton, TX 76483

\$612,073
188.330± Acres
Throckmorton County



Cypert Place
Throckmorton, TX / Throckmorton County

SUMMARY

Address

2000 FM 923

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Type

Hunting Land, Ranches, Farms

Latitude / Longitude

33.119246 / -99.160331

Taxes (Annually)

478

Acreage

188.330

Price

\$612,073

Property Website

<https://cfreland.com/detail/cypert-place-throckmorton-texas/47966/>



PROPERTY DESCRIPTION

Welcome to the Cypert Place, an impressive 188 +/- acre property located just four miles southeast of Throckmorton. This property offers 51 acres of native grass, ideal for grazing cattle and bedding for wildlife, with a semi-heavy brush cover that provides excellent habitat for nature enthusiasts.

Cropland makes up the remaining acres, currently planted to winter wheat. This acreage is cross-fenced off, making it ideal for small grain grazing for cattle, harvesting grain, or creating a food plot for wildlife. Two tanks, one on each side of the property, ensure ample water for cattle and wild game during rainy seasons. Situated between the two tanks, the wooded area provides excellent coverage for various game species, including whitetail deer, bobcats, hogs, turkeys, dove, and quail.

Improvements include a large set of pens, with sheds aligned on the north side, providing excellent cattle management resources. Rural water and electricity are also available just half a mile away, making it incredibly convenient. Furthermore, it boasts a 0.5-mile road frontage on paved FM 923, ensuring easy and convenient accessibility.

By adopting a few conservation practices, this property has the potential to become truly exceptional. Its prime location offers tremendous hunting opportunities. Experience the tranquility of a countryside retreat near town in Throckmorton County and discover the endless possibilities that await you on this remarkable property. Seize this once-in-a-lifetime opportunity to own a piece of paradise.

-- IMPROVEMENTS --

Fences ~ 4 strand barbed wire, cross-fenced for rotating cattle

Pens & Sheds ~ Large set of pens with sheds

-- WATER, COVER & TERRAIN --

Surface Water ~ Two tanks - .8 ac & .3 ac when full

Tree Cover ~ 27% wooded - Mesquite, Chinaberry

Underbrush ~ Lotebush, Prickly Pear

Native Grasses ~ Plains Lovegrass, Ryegrass

Grazing ~ Not currently grazed, capacity 1 animal unit to 27 acres

Soils ~ Rowena Clay Loam, Leeroy Clay, Clarfork Silty Clay, Throck Silty Clay

-- HUNTING & RECREATION --

Wildlife ~ Whitetail deer, bobcats, hogs, turkeys, dove, quail, varmints

Blinds & Feeders ~ None included

Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife

Pictures & Videos ~ Game camera footage is available and ongoing

-- MINERALS & WIND --

Mineral Rights ~ Owned minerals do not convey

O&G Production ~ No production or lease

Wind Rights ~ 100% wind rights convey; current lease paid through 2026

Wind Production ~ No active wind turbines on the property

-- ACCESS & DISTANCES --

Road Frontage ~ .5 miles paved FM 923

Nearby Towns ~ 4 mi SE of Throckmorton, 42 mi W of Graham

Major Cities ~ 77 mi SW of Wichita Falls, 65 mi NE of Abilene, 134 mi W/NW of Fort Worth

Airports ~ 6 mi S of Throckmorton Municipal, 66 mi NE of Abilene Regional

AGENT COMMENTS: This property is a perfect combination of cropland and wooded areas, making it an ideal choice for both ranching and hunting enthusiasts looking to own the land of their dreams at an affordable price. I can suggest some conservation practices that will significantly improve these acres for years to come. It is worth noting that the cropland is presently under lease to a local farmer until June 2024. If the property is sold, the remaining lease will be prorated to the buyer at closing, generating additional cash flow for the buyer.

Listing Agent: Kathy Bailes [940-256-4958](tel:940-256-4958)

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LISTING REPRESENTATIVE

For more information contact:



Representative

Kathy Bailes

Mobile

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Office

(940) 549-7700

Email

Kathy@cfrland.com

Address

City / State / Zip

Throckmorton, TX 76483

NOTES

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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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