

Murray Homestead  
601 N Berry St  
Throckmorton, TX 76483

**\$360,000**  
25.200± Acres  
Throckmorton County





**Murray Homestead**  
**Throckmorton, TX / Throckmorton County**

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**SUMMARY**

**Address**

601 N Berry St

**City, State Zip**

Throckmorton, TX 76483

**County**

Throckmorton County

**Type**

Residential Property, Horse Property, Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

33.187108 / -99.185666

**Taxes (Annually)**

1960

**Dwelling Square Feet**

1800

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

25.200

**Price**

\$360,000

**Property Website**

<https://cfrland.com/detail/murray-homestead-throckmorton-texas/67127/>



## **PROPERTY DESCRIPTION**

Picture yourself sipping a warm cup of coffee in your cozy country home while watching the deer graze through a large picture window that overlooks your acreage. This could be your reality at Murray Homestead, a secluded turn-key property located on the northern outskirts of the quaint town of [Throckmorton, Texas](#). As you cross the cattle guard from the city street, you'll be captivated by this charming property, which offers breathtaking views of wildlife and plenty of space for horses or other livestock. To the east of the main road leading into the property, there is a nice pond where deer and other wildlife frequently gather. Further down the road, you'll discover the inviting country home situated on the property's west side.

The historic rock home is of pipe construction and stone that was hauled in from the famous [Swenson Ranch](#), showcasing amazing petrified wood and fossils embedded in the stonework. It features a two-tier flower box integrated into the rock siding, topped with a large picture window. The home has undergone a complete remodel in the last couple of years, transforming it into a charming country retreat. It now boasts new wood floors and ceilings, windows, kitchen countertops, backsplash, fixtures, and fresh paint throughout. A beautiful wooden covered front porch and a covered backyard deck have been added, and the open floor plan connects the kitchen, dining area, and living room seamlessly. A rugged rock fireplace, two deer antler chandeliers, a stunning juniper wood bar, and a backyard deck chandelier enhance the home's rustic character. Down the hallway are two generously sized bedrooms, a bathroom, and additional storage space at the end of the hall. The large laundry room has plenty of storage space, and the attached garage with a storage room could easily be converted into an additional bedroom and bathroom. With this home's sturdy pipe construction, the nine-year-old metal roof further enhances the home's weather safety. As an additional benefit, some of the beautiful furnishings in the house can be purchased for a mutually agreed-upon price, making this property move-in ready.

To the north of the house is a 30x80 metal barn with several built-in stalls and a tack room equipped with an air conditioning window unit and sink. The barn also includes large doors on the south and east sides, allowing vehicles and equipment to access it easily. A set of pipe-built livestock pens are also attached to the barn. Two small tractors on the property can be purchased from the seller that would meet your needs for this acreage.

This 25.2 +/- acre property appeals to wildlife enthusiasts as well as horse and livestock owners, either as a weekend retreat or a permanent residence. The entire acreage is moderately wooded with native grass, creating an ideal environment for wildlife. The five-strand barbed wire fences are in excellent shape, some brand new, but the entire perimeter is good and tight. Deer and turkey are abundant throughout the property and around the house.

Throckmorton is a wonderful community for a weekend retreat or anyone considering a move to a quiet, small town. Murray Homestead would be the perfect place to settle down, offering country living only minutes away from town. Throckmorton Collegiate ISC features a brand new school that enables students to earn an Associate Degree upon graduation. The town features a variety of amazing shops to meet all your needs, along with numerous dining options and a County Clinic and Hospital. It is located about an hour from Wichita Falls and Abilene and two hours from Fort Worth. Friendly neighbors are eager to welcome you to this delightful community.

## **-- RESIDENTIAL IMPROVEMENTS --**

- Home ~ 1,800 sf, pipe/rock construction with 2 bedrooms, 1 bath; built in 1979; remodeled 2022-2024
- Foundation ~ pier and beam foundation
- Front Porch & Backyard Deck ~ both covered with wood posts; deck has wood floor with chandelier lighting
- Driveway ~ caliche from entrance to house and barn
- Furnishings ~ living room, dining room, and bedroom furniture negotiable with sale
- Fenced ~ pipe fencing with two gates around property; cattle guard access to backyard
- Utilities ~ AEP electricity & City of Throckmorton water

## **-- WATER & TERRAIN & COVER --**

- Stock Tanks ~ one tank, .3 acre
- Elevation ~ 20 ft climbing from NE to SW
- Tree Cover ~ moderate cover; mesquite, hackberry & mulberry
- Underbrush ~ blue bush, yucca, prickly pear
- Native Grasses ~ Western Wheatgrass, Silver Bluestem; Buffalo grass and Rye grass
- Soils ~ Lueders-Throck Complex, Springcreek Clay Loam

#### **-- RANCHING & HUNTING --**

- Entrance ~ cattle guard from Berry Street
- Barn ~ 2400 sf; constructed in 1978; several permanent stalls; temperature-controlled tack room added 2021
- Perimeter Fence ~ 5-strand barbed wire, some new, all in excellent shape, very tight
- Equipment Negotiable ~ 2005 Kubota tractor and 1947 Ford 8N tractor
- Hunting Pressure ~ none; has not been hunted in several years
- Wildlife ~ Whitetail Deer, turkey, dove, and quail
- Blinds & Feeders ~ small feeder included; No blinds
- Habitat ~ thick stands of native grass for excellent bedding; sufficient trees for excellent cover
- Pictures & Videos ~ more game pictures coming!

#### **-- MINERALS & WIND --**

- Minerals ~ no owned minerals
- Production ~ no current oil or gas production or lease
- Wind Production ~ no wind lease or active turbines nearby

#### **-- ACCESS & DISTANCES --**

- Nearby Towns ~ partially in Throckmorton City Limits; 39 mi W of Graham
- Major Cities ~ 69 mi NE of Abilene; 74 mi SW of Wichita Falls
- Airports ~ 4 mi W of Throckmorton Municipal, 28 mi W of Olney Municipal, 71 mi NE of Abilene Regional, 148 mi W of DFW International

#### **AGENT'S COMMENTS:**

Don't miss this rare opportunity to purchase a small acreage property! Whether you enjoy wildlife or livestock, this place is perfect for you, with a beautiful home just minutes from town, all at an affordable price. Properties like this are hard to come by, and Throckmorton, TX, is a fantastic community, ideal for a weekend retreat or raising a family. Contact me today—this property won't last long!

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

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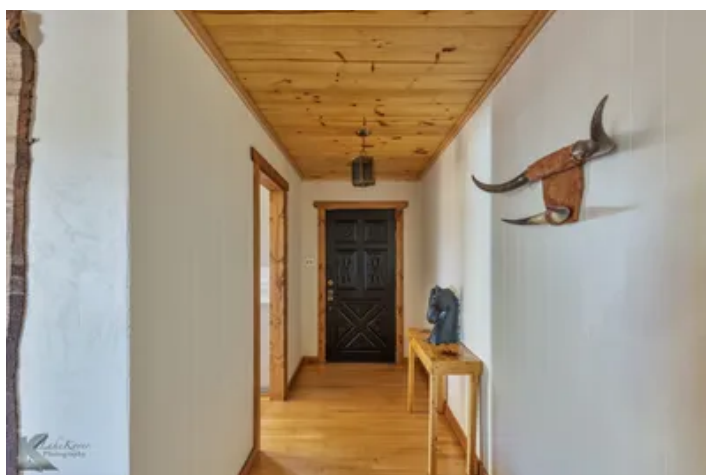


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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Kathy Bailes

## Mobile

(940) 256-4958

## 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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