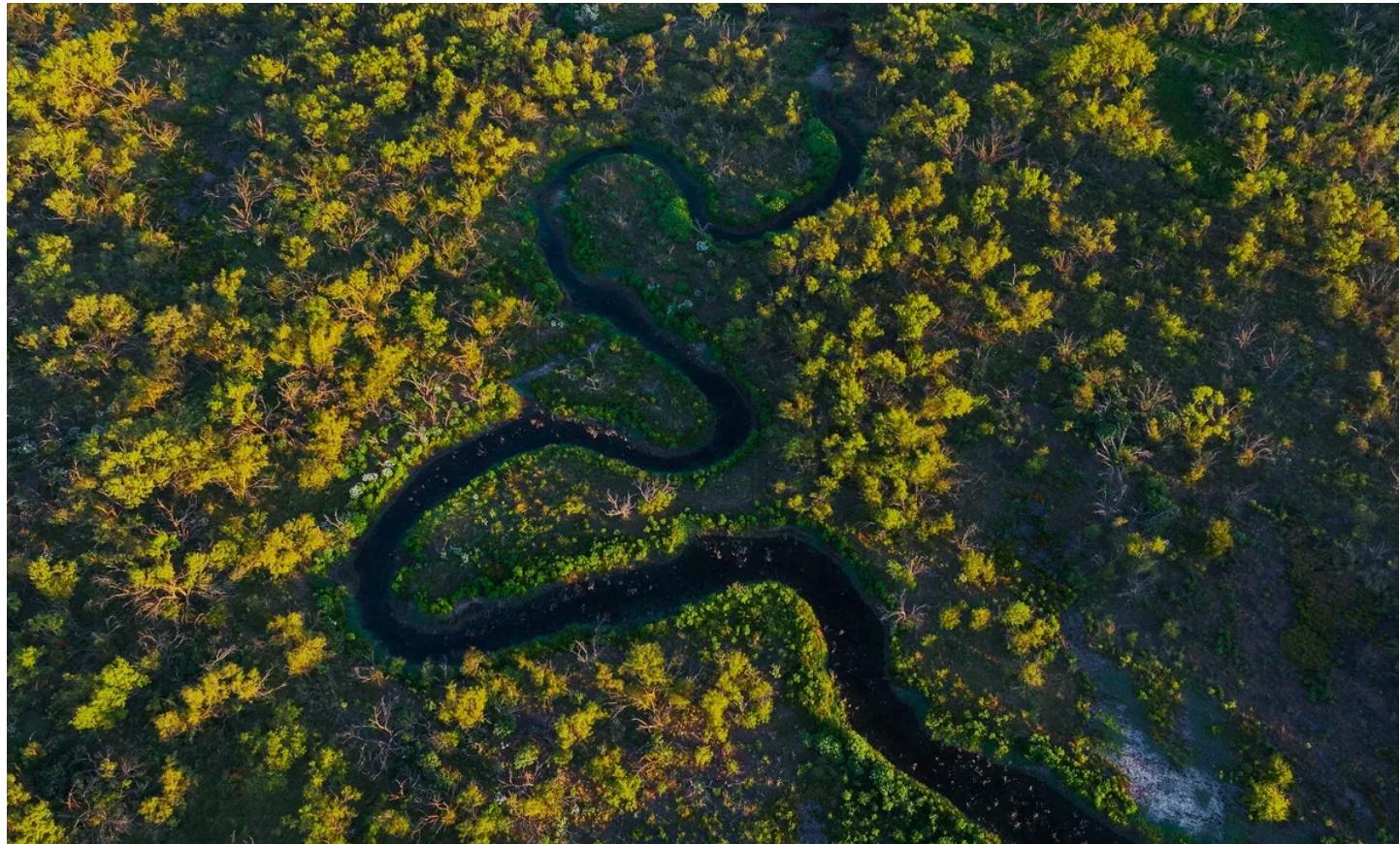


Huston Ranch
TBD CR 334
Woodson, TX 76491

\$599,999
161.69± Acres
Throckmorton County



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CAMPBELL
FARM & RANCH

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MORE INFO ONLINE:

CFRLand.com

Huston Ranch
Woodson, TX / Throckmorton County

SUMMARY

Address

TBD CR 334

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Hunting Land, Ranches, Recreational Land, Business Opportunity

Latitude / Longitude

33.064749 / -99.086939

Taxes (Annually)

\$159

Acreage

161.69

Price

\$599,999

Property Website

<https://cfrland.com/detail/huston-ranch/throckmorton/texas/88505/>



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MORE INFO ONLINE:

CFRLand.com

Huston Ranch
Woodson, TX / Throckmorton County

PROPERTY DESCRIPTION

Just 3.75 miles northwest of [Woodson, Texas](#), Huston Ranch spans 161.69 acres and offers a rare combination of recreation, cattle production, and income potential. This legacy ranch has been in the seller's family for over 100 years, carrying with it a strong history and heritage of Texas ranching. The land is richly wooded with mesquite, hackberry, chinaberry, and other desirable trees. Middle King's Creek meanders through the property, joined by additional water sources and a thick stand of native grasses that provide excellent forage for livestock and ideal habitat for wildlife. Established roads and trails extend throughout the ranch, offering easy access to all areas. Working pens are already in place, with electricity on-site and rural water available along County Road 334-making future improvements or a new homesite both convenient and cost-effective.

This ranch is equally attractive to hunters, ranchers, and investors. The diverse habitat supports thriving populations of whitetail deer, turkey, hogs, and other native game, while the water and grasses sustain a productive cattle operation. Oil and gas production equipment is concentrated on the northeast side, leaving most of the land natural and undisturbed. Most importantly, no wind turbines are in sight, preserving the wide-open views and scenic landscape.

Huston Ranch is also a proven income-producing property. The seller will convey his owned minerals, providing the buyer with ongoing oil and gas income. Additional revenue comes from existing hunting and grazing leases, creating multiple income streams from day one. A current survey of the property is available.

Whether seeking a private hunting retreat, a working cattle ranch, or a land investment with built-in income potential, Huston Ranch represents a rare and valuable opportunity in Throckmorton County.

-- IMPROVEMENTS --

- Fences ~ 5-strand barbed wire, perimeter in good condition
- Electricity ~ Ft. Belknap Electric Co-Op power lines onsite
- Rural Water ~ Ft. Belknap Water Supply lines accessible from CR 334

-- WATER, COVER & TERRAIN --

- Surface Water ~ Middle King's Creek frontage; 4 tanks, less than .5 ac each
- Tree Cover ~ 100% wooded; Moderate to heavy cover of Hackberry, Chinaberry, Mesquite
- Native Grasses ~ Variety of Native Grasses
- Soils ~ Leeray clay, Throck silty clay loam, Sagerton clay loam, Owens-Harpersville complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, turkey, hog, varmint, dove, quail, other small game
- Habitat ~ Thick stands of native grass for excellent bedding; desirable trees for excellent cover
- Pictures & Videos ~ Game camera footage coming soon
- Elevation Changes ~ 40 ft elevation changes

-- MINERALS, WIND & SOLAR --

- Mineral Rights ~ Seller's owned minerals will convey at the asking price
- O&G Production ~ Three oil wells, one gas well and one injection well
- Wind Rights ~ 100% wind rights convey

- Wind Production ~ No active turbines
- Solar Rights ~ 100% solar rights convey
- Solar Production ~ No active solar panels in the area

-- EASEMENTS --

- Ft. Belknap Electric Co-op - Electric Line
- Targa Midstream Services LLC - Natural Gas Line

-- ACCESS & DISTANCES --

- Road Frontage ~ 1 mi CR 334 on the west and north sides
- Nearby Lakes ~ 27 mi NW of Hubbard Creek Lake; 65 mi NW of Possum Kingdom Lake
- Nearby Towns ~ 3.75 mi NW of Woodson; 13 mi SE of Throckmorton; 25 mi NW of Breckenridge
- Major Cities ~ 68 mi NE of Abilene; 87 mi SW of Wichita Falls; 126 mi NW of Ft. Worth
- Airports ~ 15 mi SE of Throckmorton Municipal; 41 mi SW of Olney Municipal; 70 mi NE of Abilene Regional; 151 mi NW of DFW International

AGENT COMMENTS: Affordable 160-acre parcel with multiple income streams! The seller will convey owned minerals at the asking price, giving the buyer immediate oil income and additional revenue from current hunting and grazing leases-a rare opportunity to own productive land with built-in cash flow. Call me today to schedule your private showing!

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

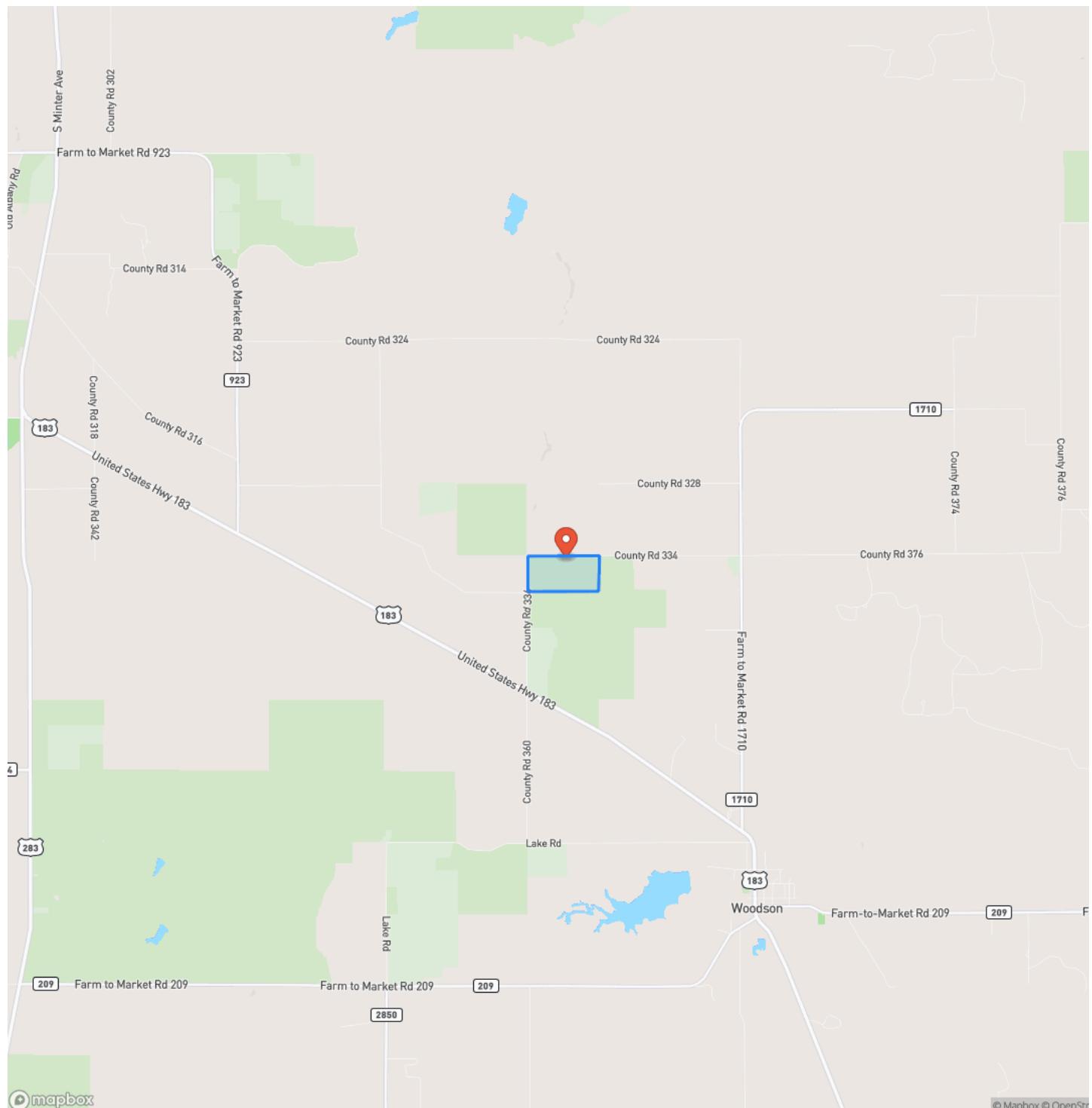
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Huston Ranch
Woodson, TX / Throckmorton County

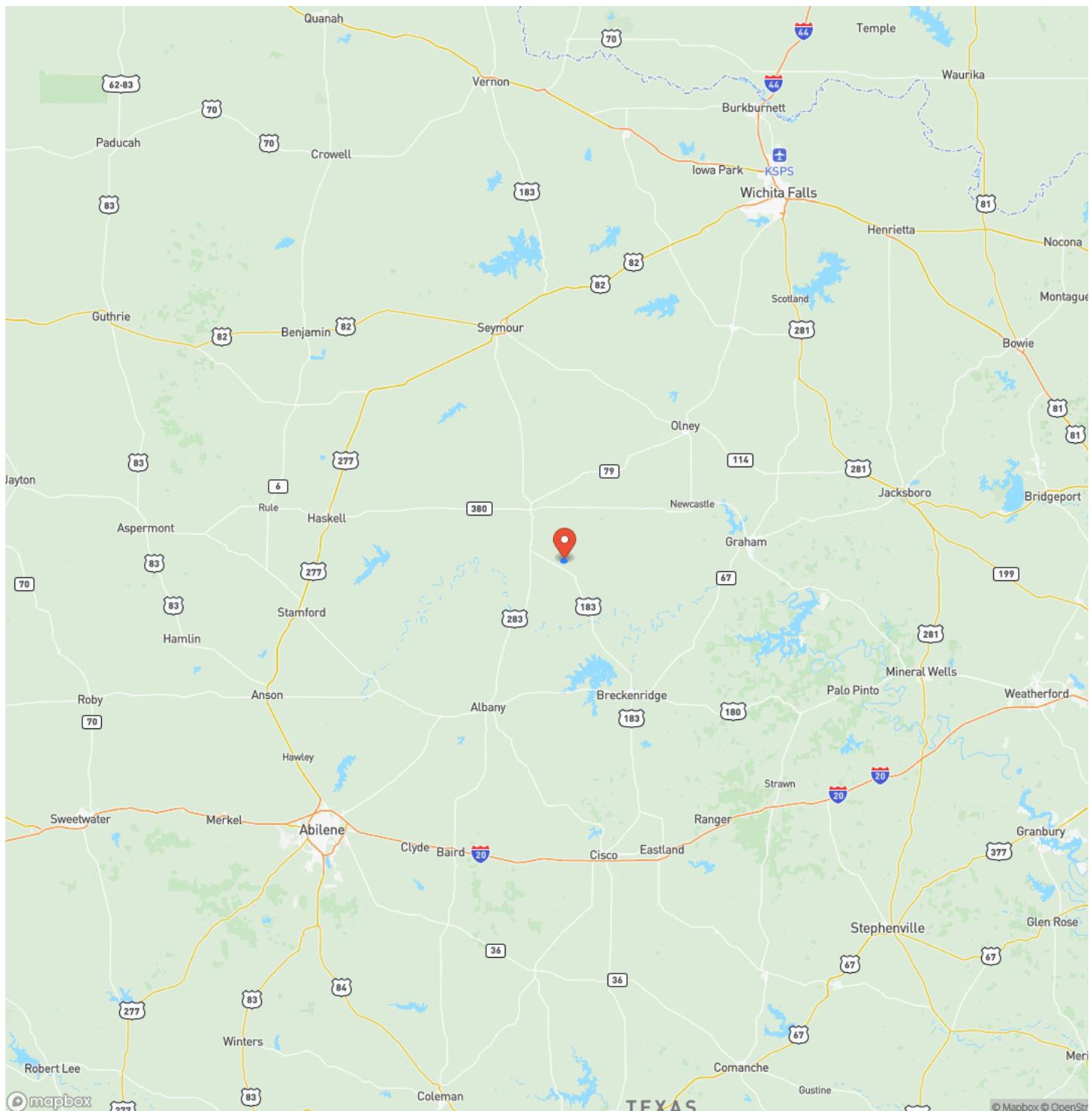


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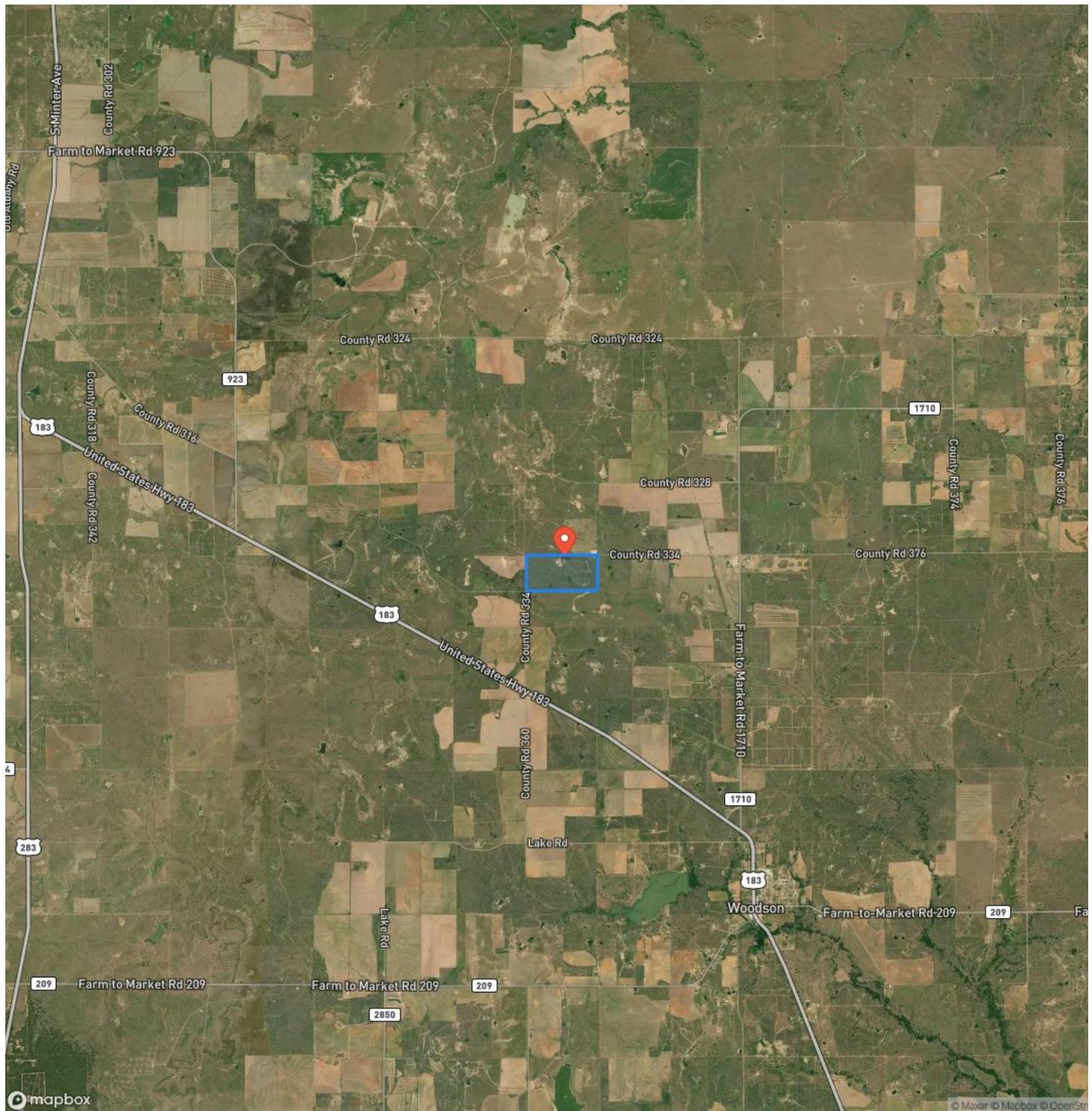
Locator Map



Locator Map



Satellite Map



Huston Ranch Woodson, TX / Throckmorton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

CEBI and.com

NOTES



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DISCLAIMERS

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



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