

Huston Ranch
TBD CR 334
Woodson, TX 76491

\$599,999
161.69± Acres
Throckmorton County



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://cfreland.com/detail/huston-ranch/throckmorton/texas/88505/>



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!

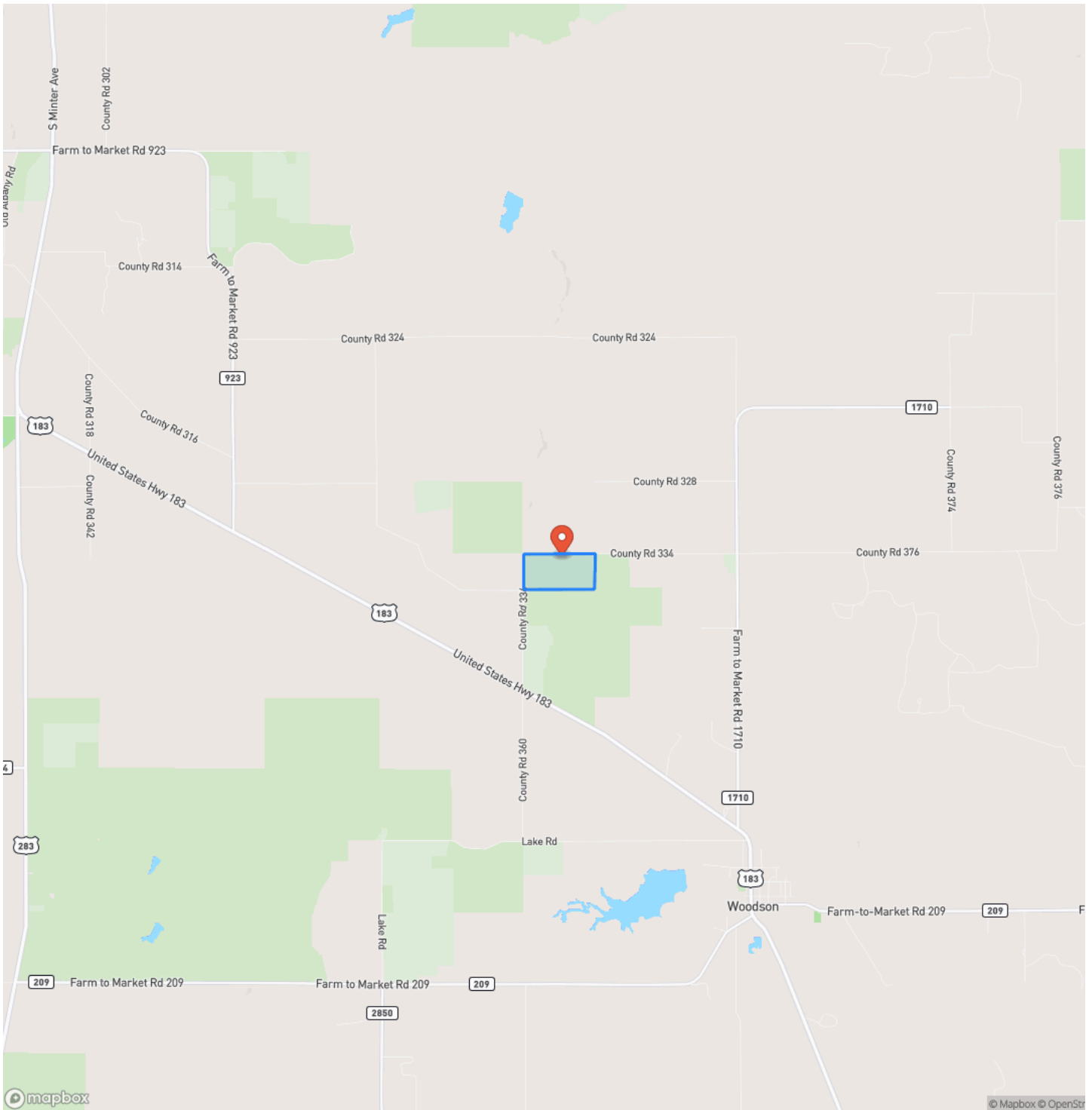
Listing Agent -- Kathy Bailes [\(940\)-256-4958](tel:940-256-4958)



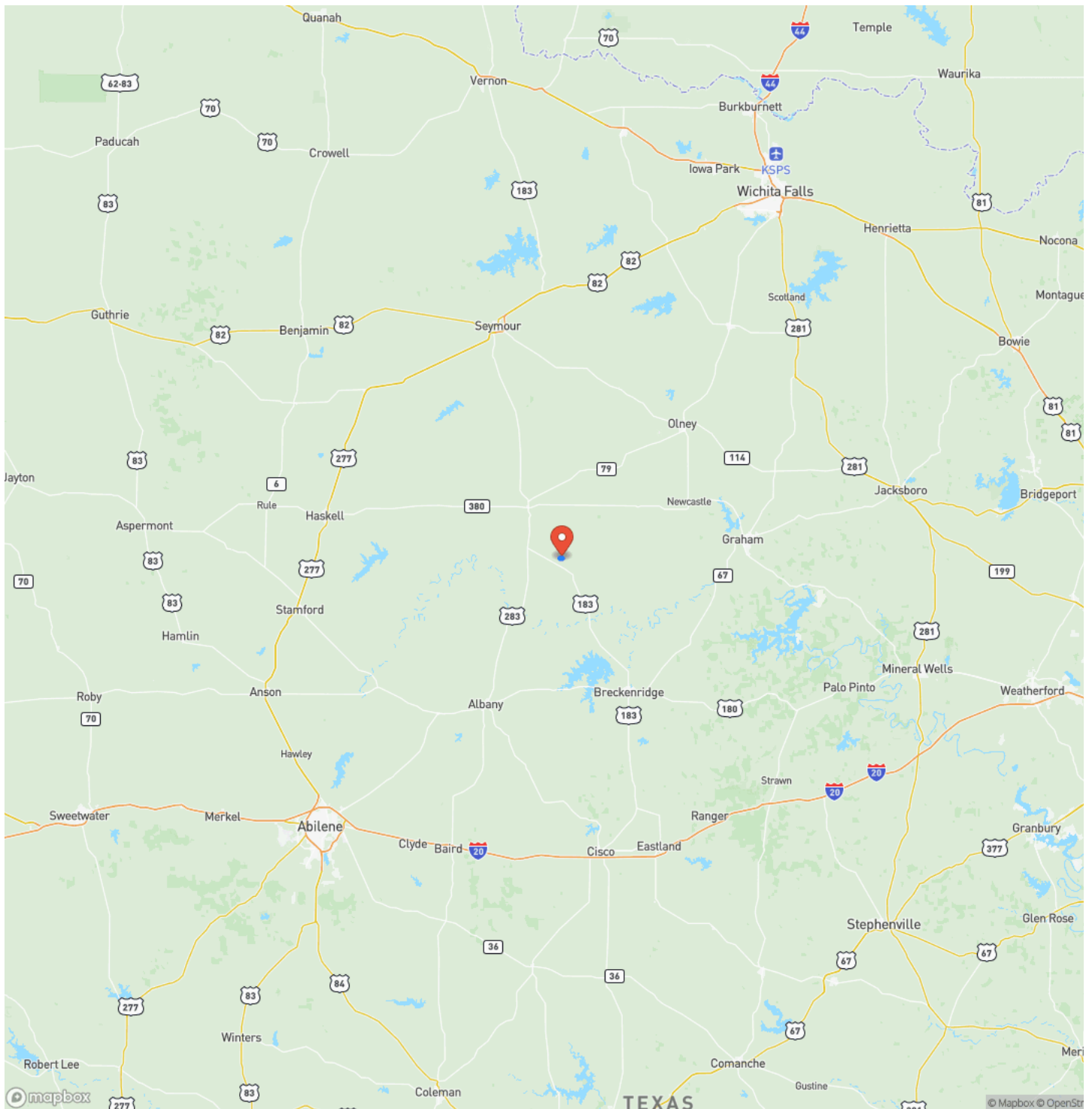
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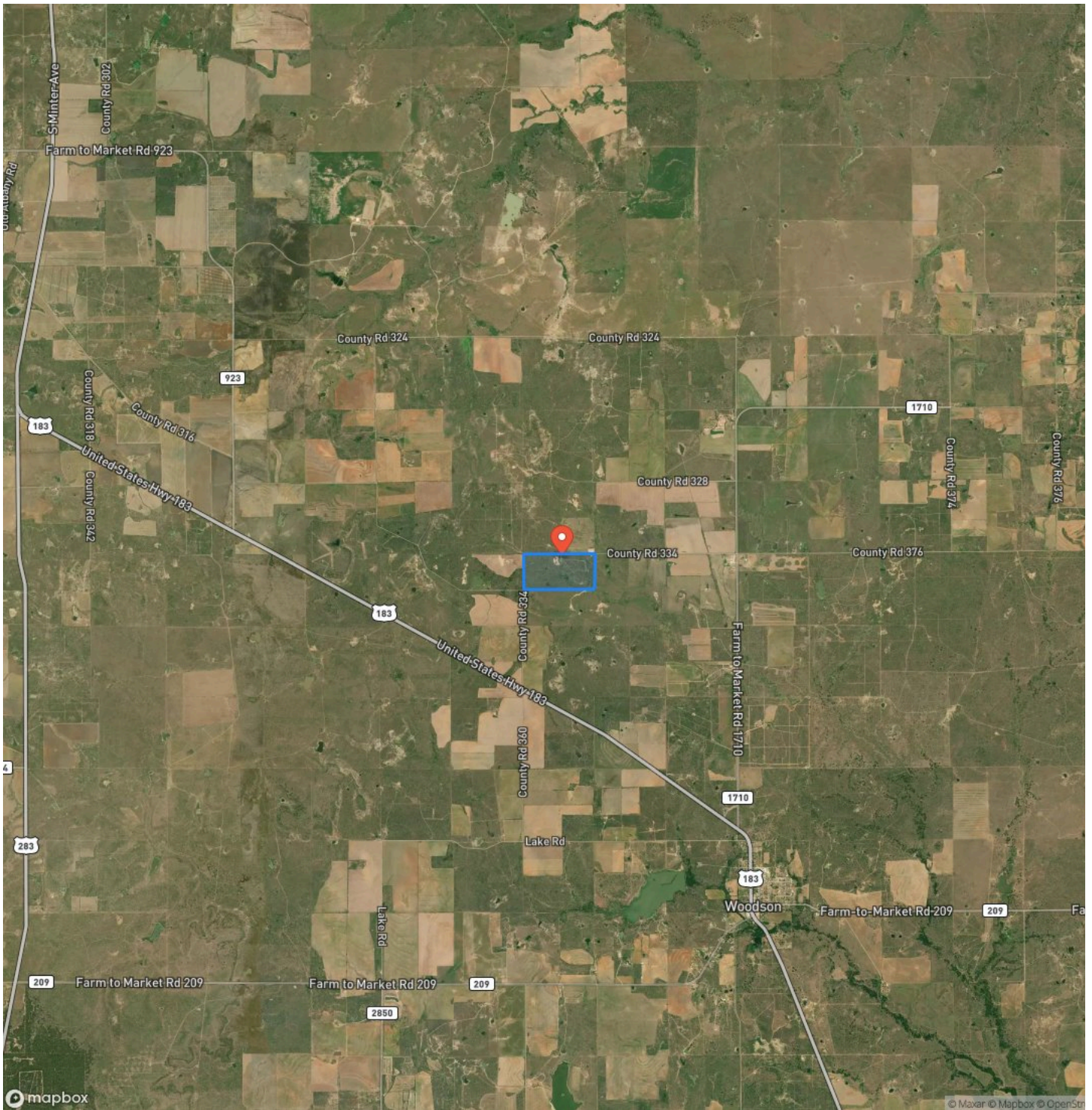
Locator Map



Locator Map



Satellite Map



Huston Ranch

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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Throckmorton, TX 76483

NOTES

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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