

Cooper Lake Ranch 1232 ± Acres in Throckmorton
1208 CR 304
Throckmorton, TX 76843

\$6,036,800
1,231.750± Acres
Throckmorton County



**Cooper Lake Ranch 1232 ± Acres in Throckmorton
Throckmorton, TX / Throckmorton County**

SUMMARY

Address

1208 CR 304

City, State Zip

Throckmorton, TX 76843

County

Throckmorton County

Type

Hunting Land, Farms, Horse Property, Ranches, Recreational Land, Lakefront

Latitude / Longitude

33.151636 / -99.127208

Taxes (Annually)

3000

Acreage

1,231.750

Price

\$6,036,800

Property Website

<https://liveoakrealtors.com/property/cooper-lake-ranch-1232-acres-in-throckmorton-throckmorton-texas/90658/>



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Throckmorton, TX / Throckmorton County**

PROPERTY DESCRIPTION

Boasting the 20+ acre Cooper Lake, and a dozen other tanks stocked for fishing, this property is a cattleman's/or hunter's and fisherman's dream. Two seasonal creeks with deep holes, which hold water year-round, traverse the property to feed all the water features. Bass, crappie, perch, and catfish flourish! Plenty of acres of cleared grasslands for grazing and several more with oak, mesquite, hackberry, and elm coverage for phenomenal hunting. Easy access off highway US 380 (just minutes from Throckmorton) makes a quick commute from the DFW, Lubbock, Midland, and Abilene areas. Throckmorton County is known for trophy white-tailed deer, Rio Grande turkey, dove, and hogs. It's one of the few remaining places that provide natural habitat for quail - a rare find these days! Surrounded on three sides by a very large ranch that doesn't allow hunting, the entire habitat on Cooper's Lake ranch has been well protected. A quaint hunter's house offers two beds and one bath. A large barn and other sheds provide coverage for equipment and cattle. The barn is surrounded by good working pens and numerous traps. Electricity is available throughout the ranch via Fort Belknap Electric Co-Op. Rural water is available through Fort Griffin Rural Water Supply. One-half of the producing minerals are available with an acceptable offer.

All information contained herein is believed to be true & accurate to the best of our knowledge. Liveoak does not make any warranty, either express or implied, as to these statements, but has done our best to verify the above information. Liveoak cooperates fully with other Brokers/Realtors as buyer's representatives. However, buyer's Agents/Brokers must be present from the initial showing forward, or other arrangements made directly with the Listing Agent, to participate in compensation. If buyer's Agents/Brokers are not present from the initial showing forward, compensation will be at the full discretion of Liveoak and may be determined on a case by case basis.

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Throckmorton, TX / Throckmorton County**



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LISTING REPRESENTATIVE

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City / State / Zip

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DISCLAIMERS

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