

Watson Ranch
474-494 Watson Rd
Windthorst, TX 76365

\$925,000
95± Acres
Clay County



Watson Ranch
Windthorst, TX / Clay County

SUMMARY

Address

474-494 Watson Rd

City, State Zip

Windthorst, TX 76365

County

Clay County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.503367 / -98.324037

Acreage

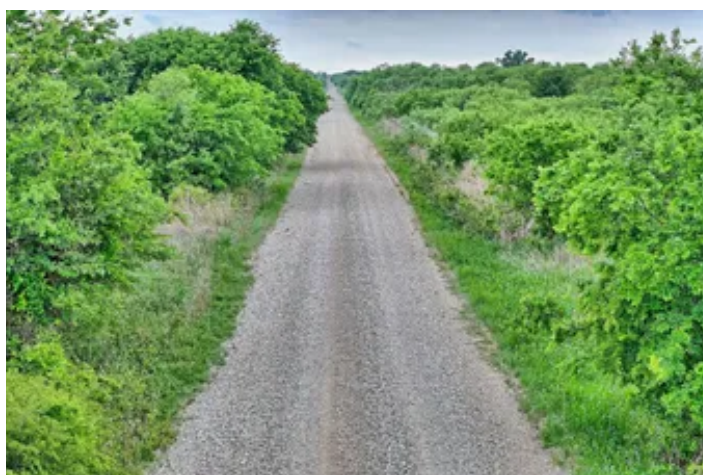
95

Price

\$925,000

Property Website

<https://ttranchgroup.com/property/watson-ranch-clay-texas/103635/>



PROPERTY DESCRIPTION

MULTIPLE ACREAGE OPTIONS AVAILABLE

Lodge Creek Ranch and Watson Ranch are offered together as Shannon 175 or individually, with an additional 24 ± acre offering available within Lodge Creek Ranch. See individual offering details and pricing below.

- Shannon 175 | 175 ± Acres | \$1,800,000

- Lodge Creek Ranch | 80 ± Acres | \$950,000

- Lodge Creek 24 | 24 ± Acres | \$530,000

- Watson Ranch | 95 ± Acres | \$925,000

Overview

Watson Ranch is a versatile 95± acre property in Clay County offering a strong blend of rolling terrain, native pasture, and hardwood cover. With ag exemption in place and easy access via Watson Road, this property is well-suited for livestock, hunting, or a private North Texas retreat.

Ranch Features

Watson Ranch has two ponds to provide dependable surface water for both livestock and wildlife, while the property mix of native grass pastures and thick oak hardwoods creates a balanced landscape ideal for a variety of uses. Easy access along Watson Road allows for straightforward entry and day-to-day management, making this a practical and functional property from the start.

Topography

With approximately 50 feet of elevation change, the ranch offers a gently rolling terrain that adds both visual appeal and functionality. Elevated areas transition into pockets of hardwood cover, creating natural draws and corridors throughout the property and offering several potential homesites.

The Land

The 95± acres present a well-rounded mix of open pasture and wooded habitat. Native grasses support grazing while the oak hardwoods provide excellent cover for wildlife. The terrain naturally lends itself to both agricultural use and recreational enjoyment, with good surface water distribution and easy navigation across the property.

Wildlife

This property supports strong populations of native wildlife, including whitetail deer, Rio Grande turkey, and wild hogs. The combination of water, cover, and open grazing areas creates an ideal environment for hunting and year-round wildlife activity.

Location

Situated along Watson Road in southern Clay County, just minutes from the Jack County line, the property enjoys a peaceful rural setting on the quiet outskirts of Henrietta. The ranch is approximately 20 miles from Wichita Falls and about 35 miles from Jacksboro. With convenient access to US-287 & US-281 nearby, the property provides strong connectivity to regional amenities while maintaining the privacy and open space of rural North Texas living.

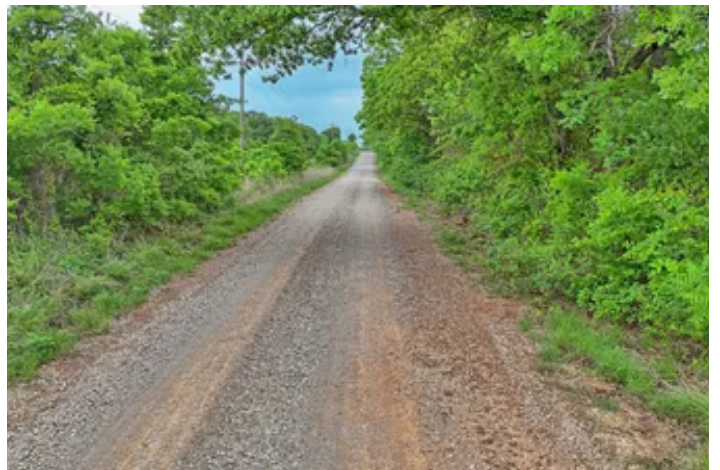
Minerals



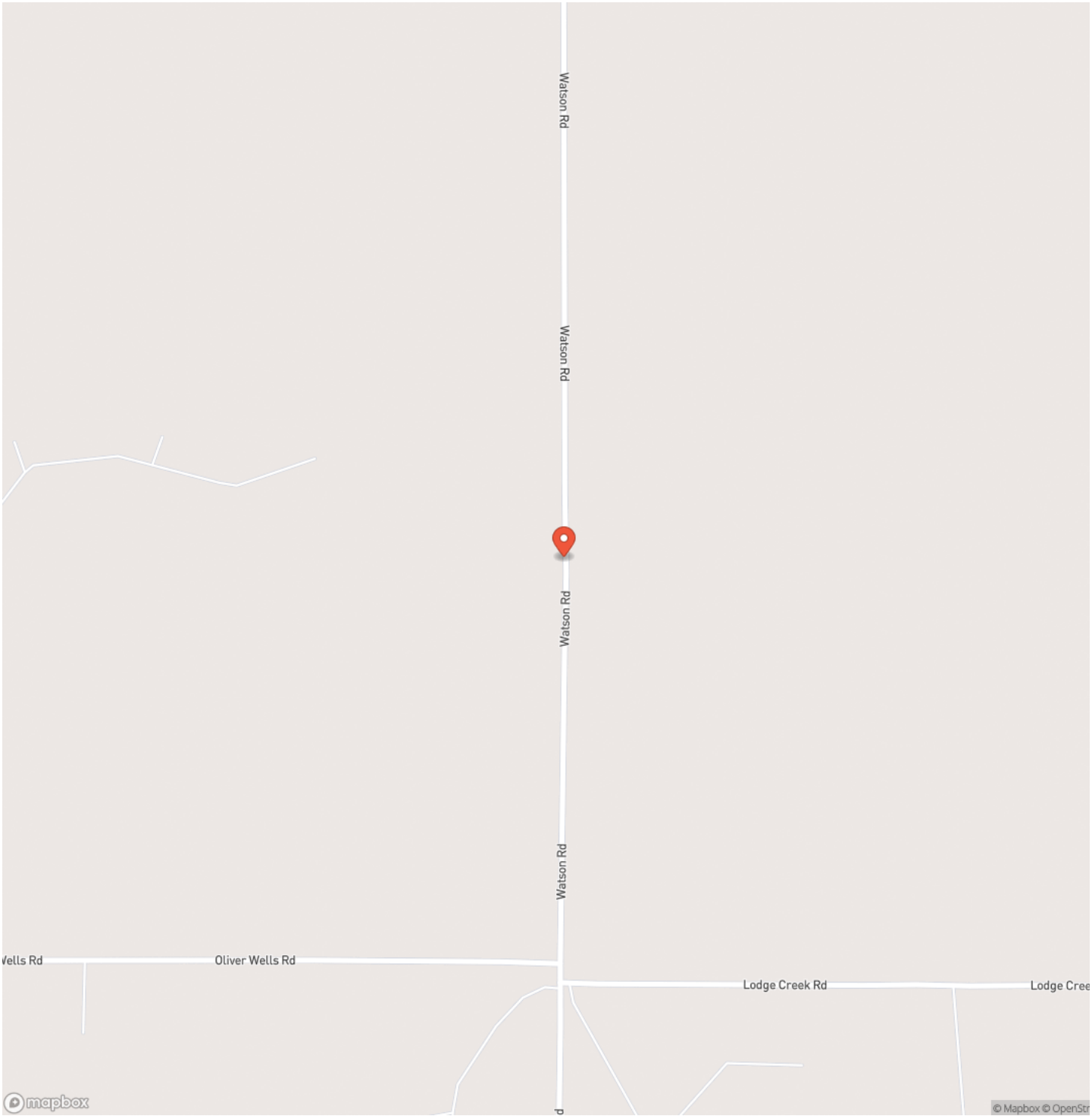
No minerals are owned.

Conclusion

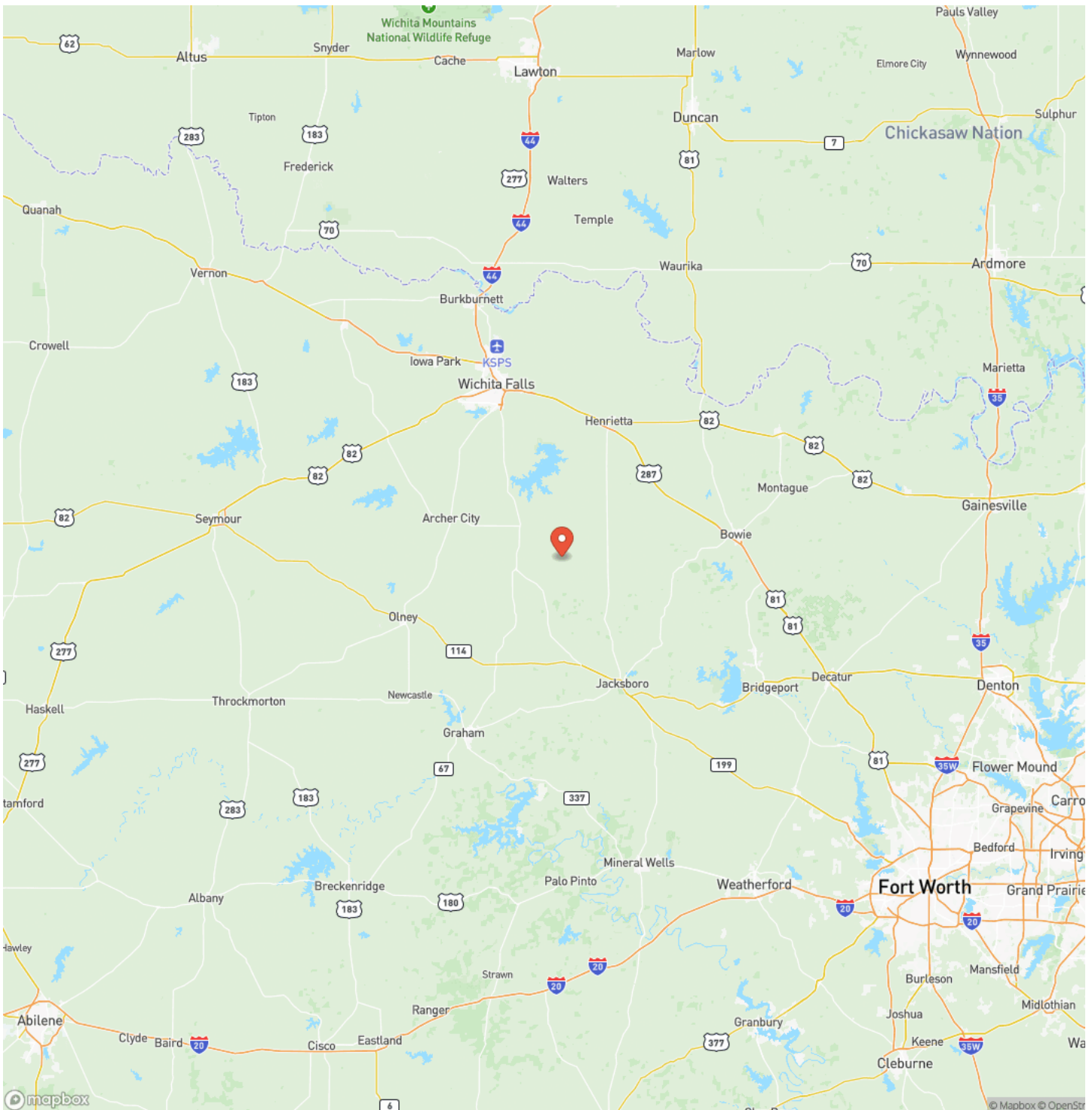
Watson Ranch is a rare opportunity to own a manageable, well-balanced North Texas property with productive land, solid wildlife habitat, dependable water, and easy access, ready to enjoy from day one or shape into your vision.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES

This image shows a blank 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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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 396-9692
<https://ttranchgroup.com/>

