

**Watson Ranch**  
474-494 Watson Rd  
Windthorst, TX 76365

**\$925,000**  
95± Acres  
Clay County



**Watson Ranch**  
**Windthorst, TX / Clay County**

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**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**

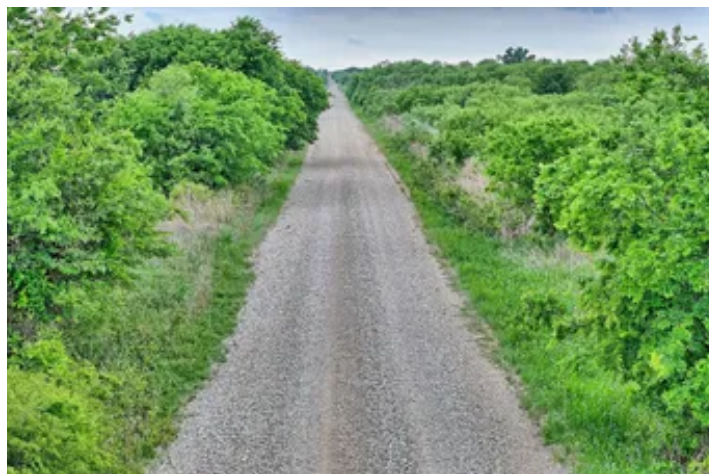
95

**Price**

\$925,000

**Property Website**

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



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### **PROPERTY DESCRIPTION**

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.

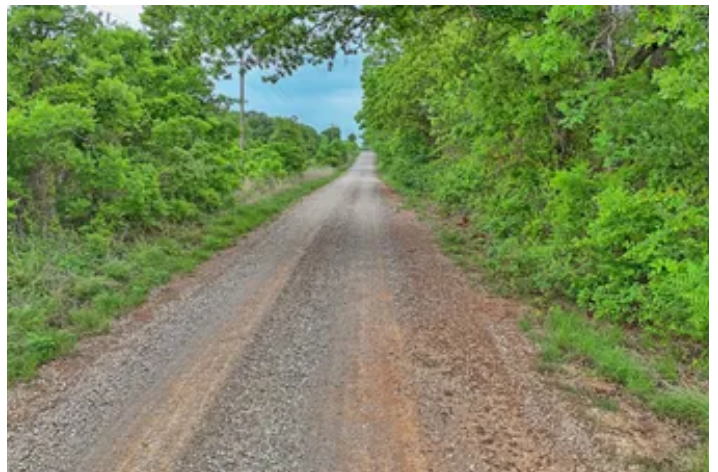
### **Conclusion**

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.

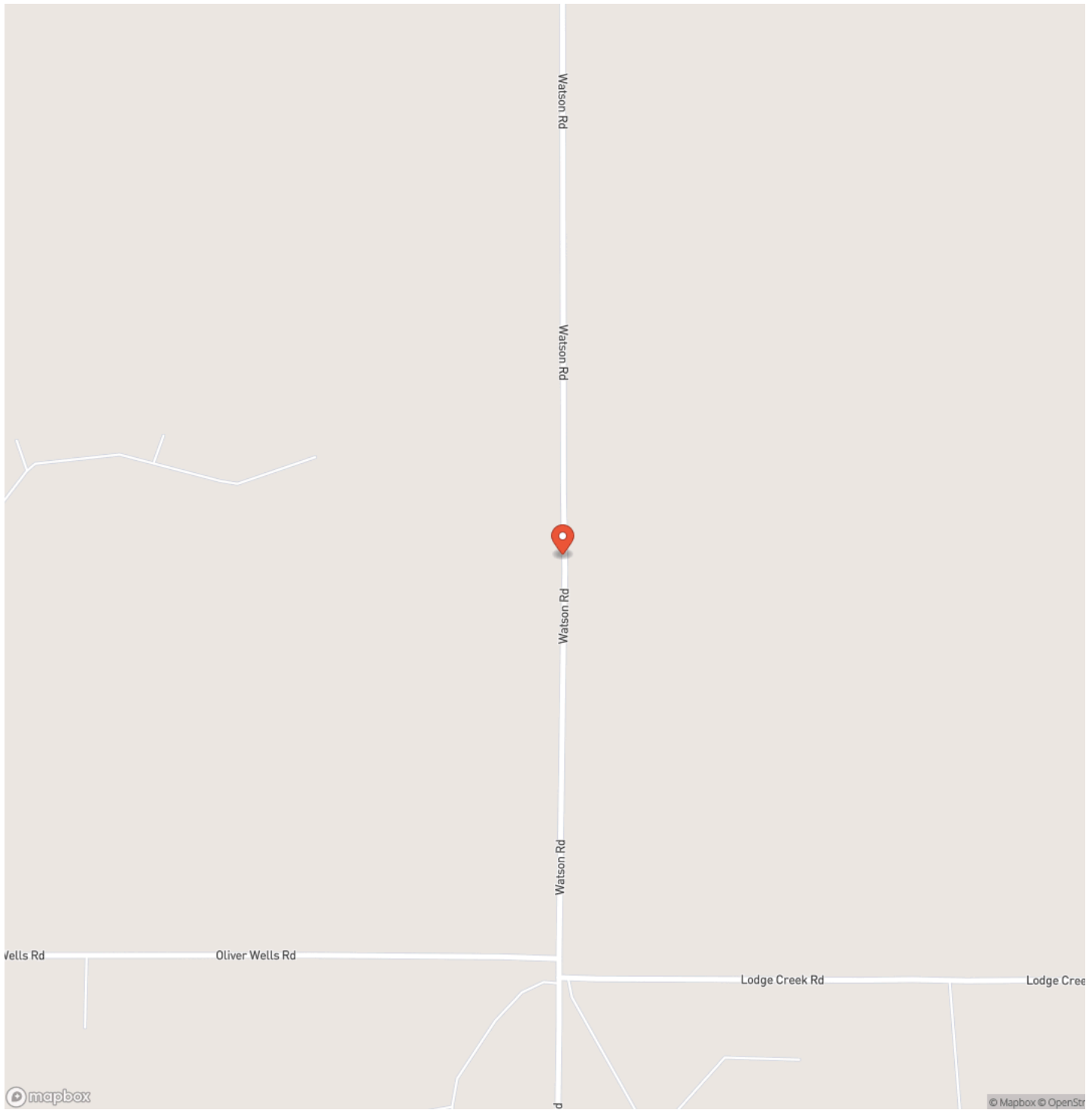
Additional acreage available.



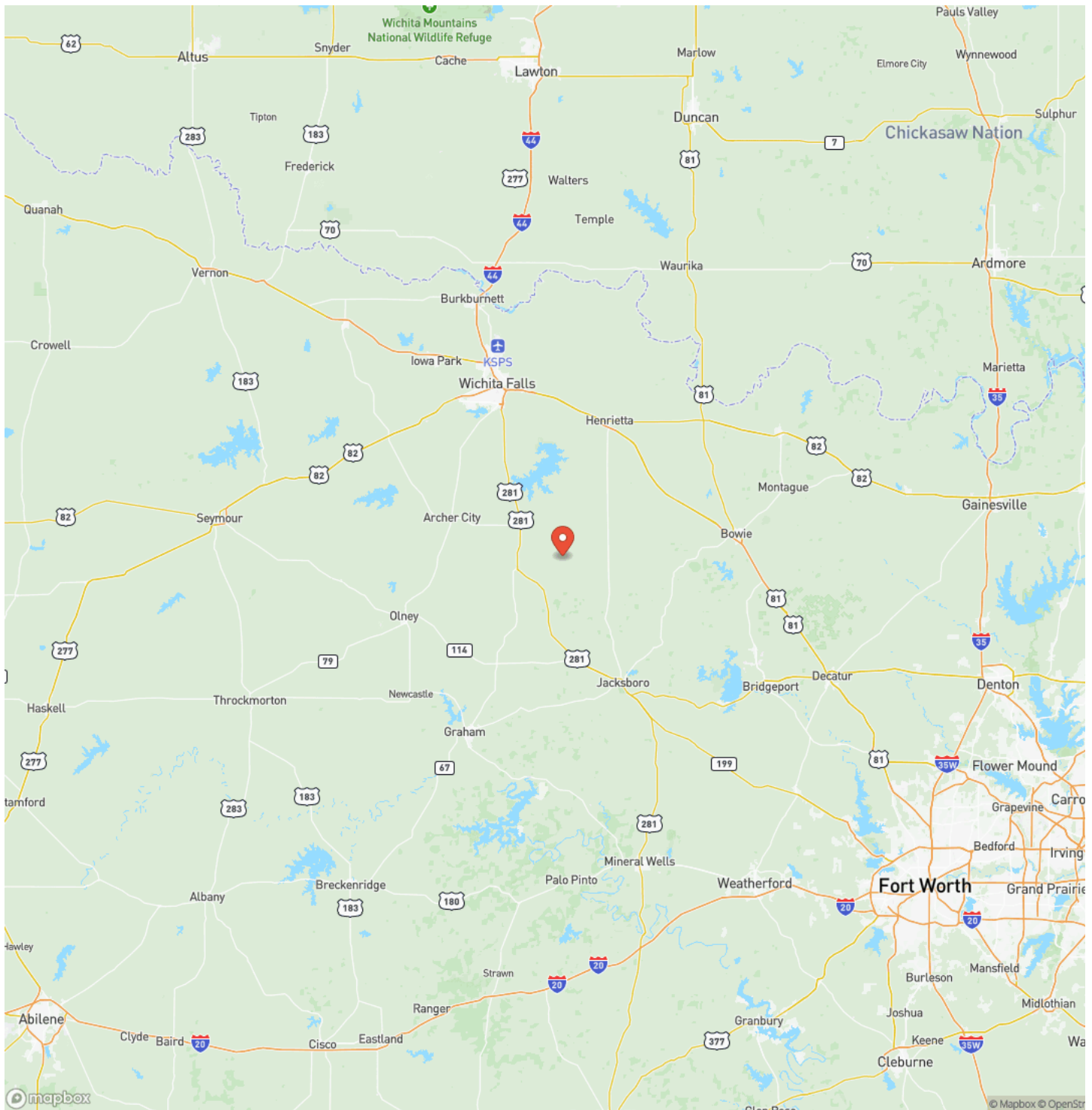
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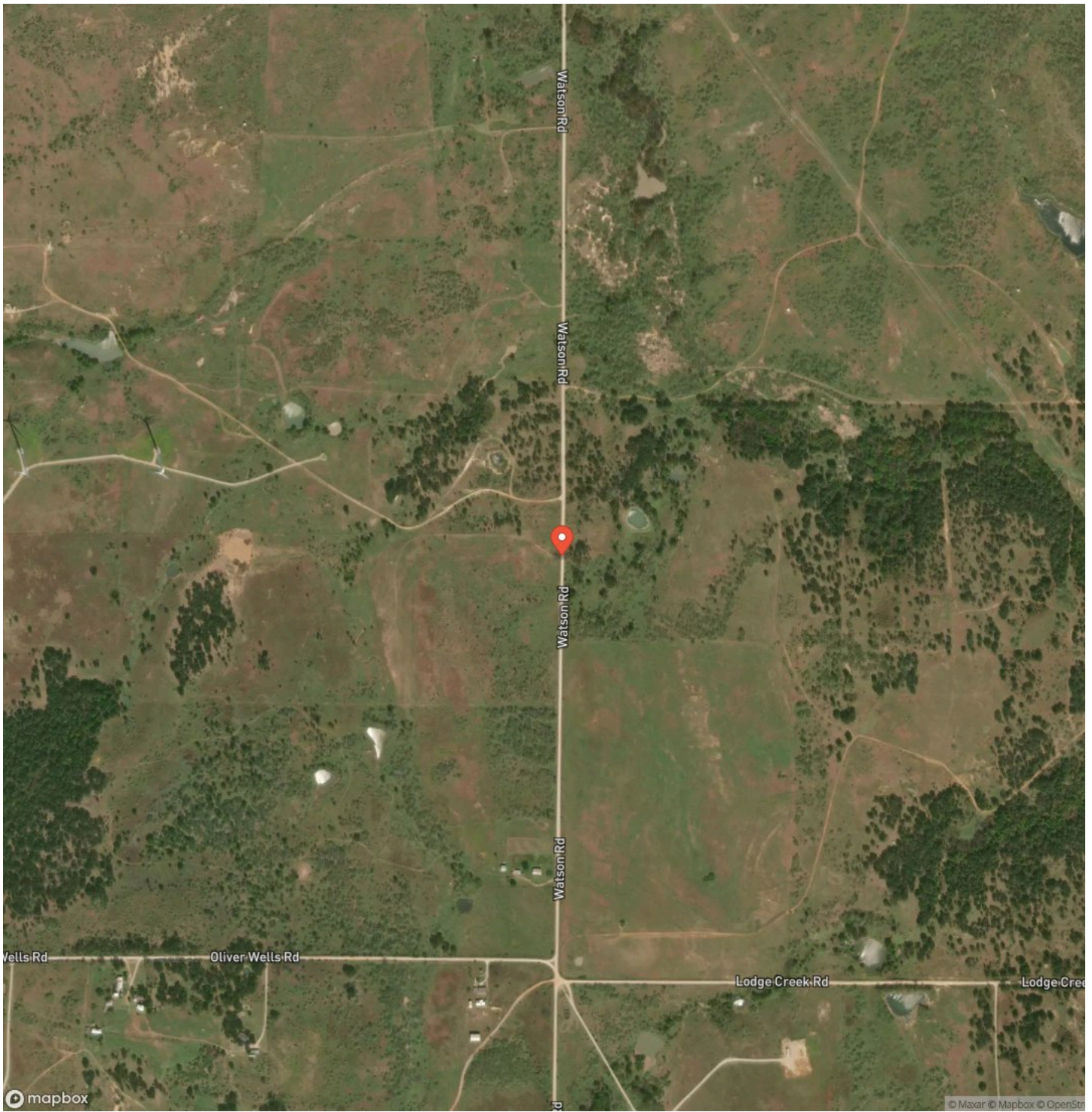
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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