

Seven Oaks Ranch
523 Cr 391
Woodson, TX 76491

\$1,072,080
320 +/- acres
Throckmorton County



Seven Oaks Ranch
Woodson, TX / Throckmorton County

SUMMARY

Address

523 Cr 391

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.003566 / -99.03136

Dwelling Square Feet

2200

Bedrooms / Bathrooms

3 / 2

Acreage

320

Price

\$1,072,080



PROPERTY DESCRIPTION

Seven Oak Ranch is 320 acres nestled at the end of a secluded county road with a modernized ranch home. Pulling through the electric gate, one can see the owners have put years of work into the charming landscaping around the house, making it a paradise for bird watching and enjoying the sunrises. Neighboring the home is a pristine barn with living quarters for guests, a woodworking shop, a storage room, a hunting room, two bays for vehicles/equipment, and a bay for your camper/RV. Behind the 2 acre homestead lies 318 acres of a wide diversity in the earth. One of the preferred creeks in Throckmorton County, King Creek, meanders over a mile through the ranch. This creek will provide pockets of water throughout the year for wildlife and fishing. West of King Creek has many attractive features with vast elevation changes, acres of hardwoods, and a slew of bull mesquite trees. East of the creek is flatter and has been in a CRP Conservation Program for the last ?? years and is rich with native and improved grasses. In the past, this area was a thriving sanctuary for quail. Seven ponds are littered throughout the estate. Instead of driving to town to buy bait, two ponds are structured to raise your own baitfish. Property taxes are under a wildlife exemption, so that you will find four food plots, birdhouses, blinds, and feeders. All blinds and feeders will convey except for one deer blind.

Seven Oak Ranch is under two USDA Conservation Programs that will transfer to the new buyer until the end of the program. One program is 155 acres in CRP, which will terminate in 2022, and the second program is 37 acres along King Creek that will expire this year. CRP Conservation Program will provide the owner with payment to keep the fields improved and native grass.

***** HOUSE *****

- - 3 Bedroom / 2 Bath
- - 2,200 sqft; Original home built in 1925, but has been an add-on, updated, and completely remodeled.
- -Central heat and air; Fire Place; Brick exterior and will have a new roof
- - Solid Construction; Concrete slab foundation and pier and beam
- - Covered porch; Gravel Driveway

***** Barn *****

- 1900 SF, Built-in 2004
- Fully insulated with water and electricity
- Living quarters with full bathroom
- Woodworking shop
- Three bays in the shop with two ?? roll-up doors and one ?? roll-up door

- A room used for storing hunting equipment.
- Large storage room

**** RANCHING IMPROVEMENTS *****

- - Electric gate from Cr 391 with fenced headquarters
- - Equipment barn behind the house
- - Another barn with cattle pens; Woodframe with sheet metal exterior
- - Fenced and cross-fenced; Fair to great condition.
- - Fort Belknap electricity to the property
- - Interior ATV roads
- -Blinds and feeders
- -Four Food plots

***** WATER FEATURES *****

- 7 total tanks/ponds, some with fish
- Two ponds with baitfish
- 1.3 miles of King Creek frontage

***** TERRAIN *****

- +/- 7,500 Ft of Kings Creek frontage
- - 50+/- ft of rolling elevation
- - Several Draws through the acreage

***** COVER *****

- - Tree Cover--West end wooded; Pecan, post oak, live oak, mesquite, elm, cedar & hackberry
- - Underbrush--Heavy; Elbowbush, bumelia, skunkbush, lotebush, prickly pear, turkey pear
- - Native Grasses--CRP Program; Not grazed in recent years

***** WILDLIFE *****

- - White-tail deer & Rio Grand Turkey
- - Duck, dove & some quail have recently been seen on the property
- - Hog, bobcats, & varmints
- - Bass, catfish & perch
- - Never been leased; Family hunting and fishing only
- - Current Wildlife Exemption on Tax Roll

***** MINERALS *****

- - No current oil/gas production

- - Multiple dry holes & one well according to RRC Map
- - One old tank battery and one wellhead on the property; Not active.
- - Small portion of minerals are negotiable with the asking price

*** ACCESS ***

- - Electric gate to Cr 391
- - From Woodson, head east down FM 209 (Paved) for 1 mile and turn Right on Cr. 391
- - Property is 3/4 of a mile at the end of Cr 391 (Dirt)

*** DISTANCES ***

- - 1.7 miles east of Woodson
- - 27 miles west of Graham (Airport)
- - 20 miles northwest of Breckenridge (Airport)
- - 35 miles west of Possum Kingdom Lake
- - 70 miles southwest of Wichita Falls (International Airport)
- - 100 miles west of Fort Worth
- - 190 miles northeast of Midland

Listing Agent: Travis Patterson (254)-246-5266

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Seven Oaks Ranch
Woodson, TX / Throckmorton County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

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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Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com
