

**7 Ranch**  
TBD CR 383  
Woodson, TX 76491

**\$1,040,000**  
320± Acres  
Throckmorton County





**7 Ranch**  
**Woodson, TX / Throckmorton County**

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**SUMMARY**

**Address**

TBD CR 383

**City, State Zip**

Woodson, TX 76491

**County**

Throckmorton County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.983318 / -99.068558

**Taxes (Annually)**

614

**Acreage**

320

**Price**

\$1,040,000

**Property Website**

<https://cfreland.com/detail/7-ranch-throckmorton-texas/46633/>



### **PROPERTY DESCRIPTION**

Nestled just south of Woodson, Texas, 7 Ranch is a versatile and highly productive property with essential water and electric utilities. This exceptional property has been passed down through generations, giving it a rich history evident from the presence of two water cisterns, an old homestead, and antique farm equipment - making it an ideal location for artifact-hunting enthusiasts. With its abundant bedding areas and scattered habitats, 7 Ranch serves as a sanctuary for wildlife. Hunters will have no difficulty in finding several locations to set up deer stands with unobstructed views of the fields, regardless of the wind direction. Additionally, the ranch boasts an established road system that provides easy access to the cultivation and surface water areas, making it effortless to integrate farming or grazing operations.

With its fascinating history and on-site utilities, 7 Ranch presents an outstanding opportunity for individuals seeking a one-of-a-kind hunting and farming experience. Whether you're a dove hunter needing cultivated areas with tree cover, a deer hunter searching for pristine woods, or a duck hunter keen on exploring multiple ponds, this property caters to every outdoor enthusiast. Moreover, pig hunters will be pleased to know that 7 Ranch offers ample opportunities.

### **-- IMPROVEMENTS --**

- 3 Pastures ~ Cross-fenced with 5-strand barbed wire
- Water Meter ~ Stephens County SUD at the gate
- Electricity ~ Fort Belknap Electrical line along CR 282
- Roads ~ One main dirt road along the boundary line to cultivation
- Fences ~ 5 Strand Barbed wire; cultivation fenced from native grass; the north boundary line will need a new fence.

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ Five ponds-2.4ac, .85ac, .6ac, .5ac, and .4ac (When full)
- Water Wells ~ No water wells in this area
- Tree Cover ~ 101 +/- ac wooded, few live oak, elm, mesquite
- Underbrush ~ Moderate, elbowbush, bumelia, prickly pear, cat claw
- Native Grasses ~ Little bluestem, side oats grama
- Grazing ~ Property is leased for grazing, capacity 1 animal to 28 acres
- Cultivation ~ 219+/- ac (FSA); Wheat; Leeroy Clay, 0% to 1% slopes; Rowden Clay Loam, 0% to 3% slopes; Bluegrove Fine Sandy Loam, 1% to 3% slopes

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail deer, duck, dove, hogs, varmint
- Hunting Pressure ~ Very little, only family has permission to hunt
- Blinds & Feeders ~ No blinds or feeders on the property
- Fishing ~ Largemouth bass
- Land ~ Wooded draws
- Native Grasses ~ Side-oak grama, little bluestem, excellent bedding
- Pictures & Videos ~ Game camera footage coming soon

### **-- MINERALS & WIND --**

- Mineral Rights ~ No minerals convey
- O&G Production ~ A 2" Natural gas line (Operator: Targa Midstream Services LLC); 1 Oil well (Operator: Banquet Production, LLC; API# 44735765); 1 Shut-in oil well (Operator: Banquet Production, LLC; API# 44735814)
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ no wind farms in the area

**-- ACCESS & DISTANCES --**

- Road Frontage ~ Gate on CR 383 (1.75 miles from HWY 183)
- Nearby Towns ~ 2.5 miles SW of Woodson, 18 miles NW of Breckenridge
- Major Cities ~ 101 miles S of Fort Worth, 188 miles E of Midland
- Airports ~ 31 mi NW of Graham Municipal, 117 miles S of DFW Airport

**AGENT COMMENTS:** The landowner will share the cost of a brand new fence for the northern boundary line with an acceptable offer. Despite the drought, two of the five ponds retain water, while the remaining three can be effortlessly cleaned and enlarged. Furthermore, a grass/farming lease is already in place, and the farmer will be able to harvest his 2023 wheat crop in a timely manner.

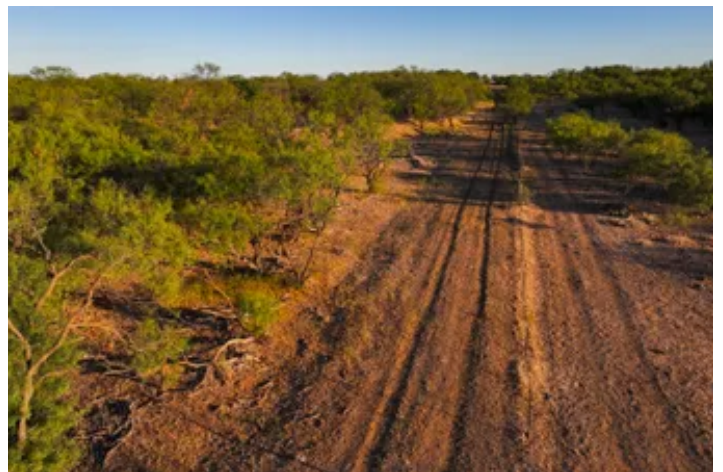
**Listing Agent: Travis Patterson** [254-246-5266](tel:254-246-5266)

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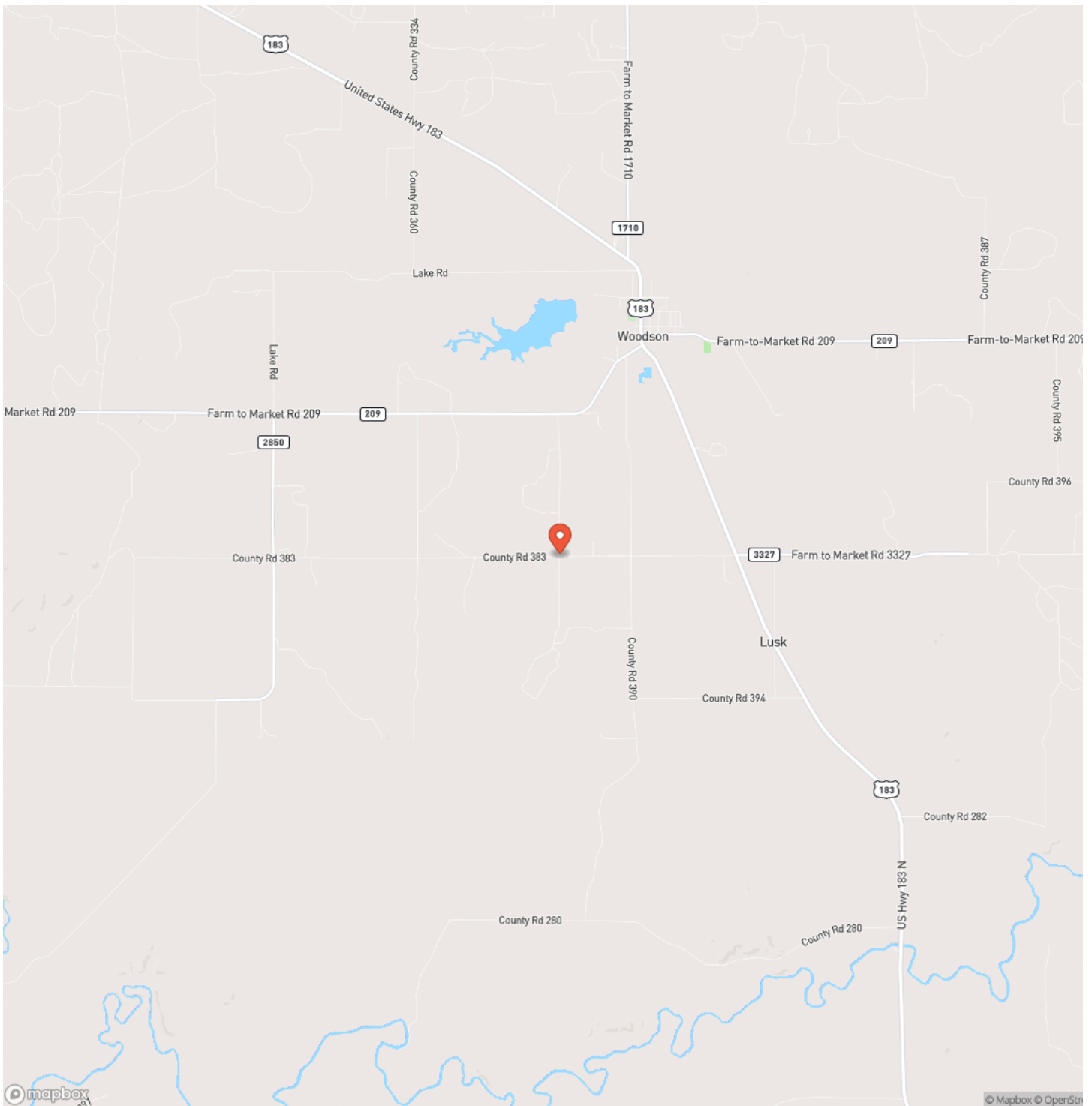
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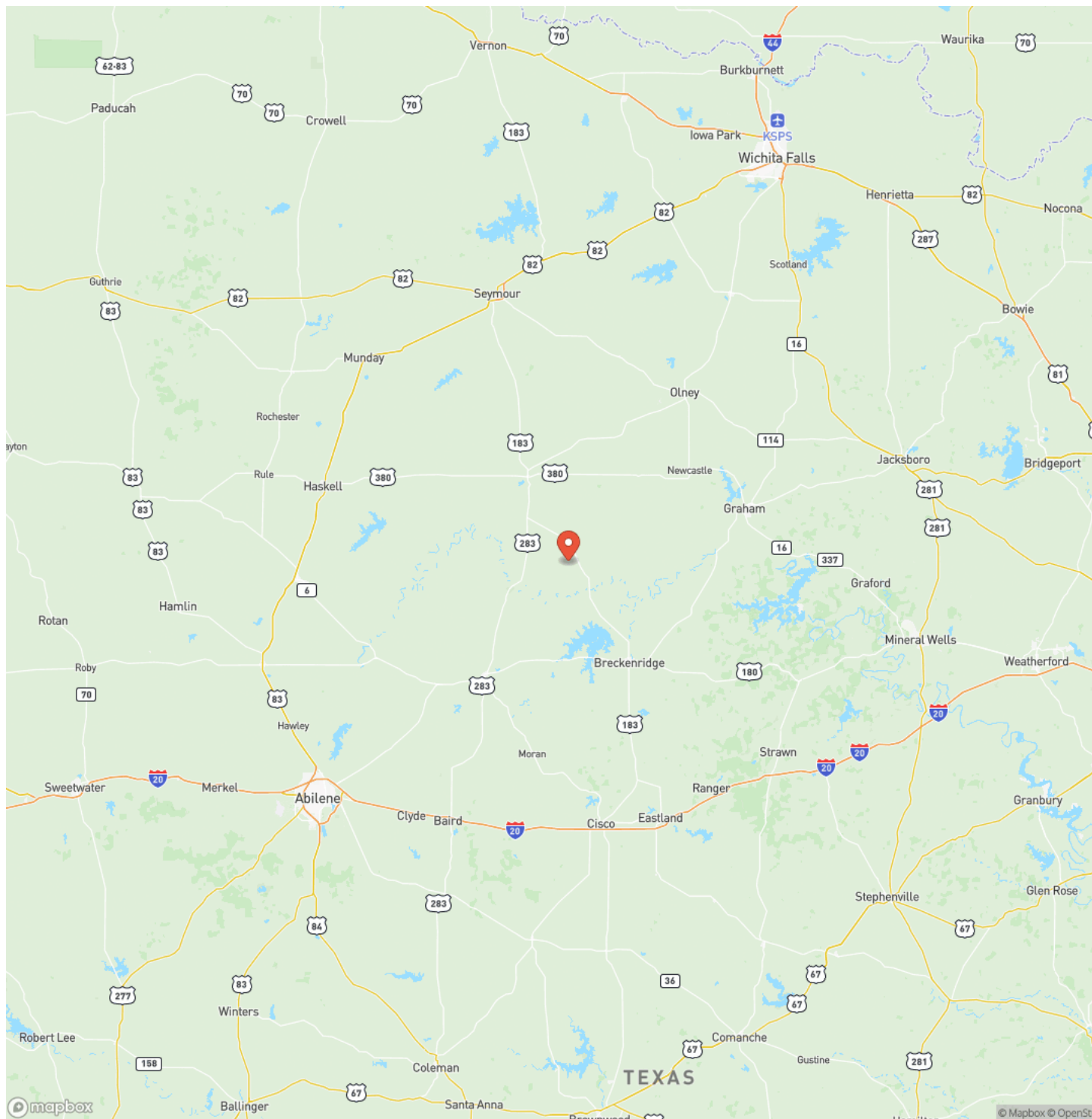




## Locator Map

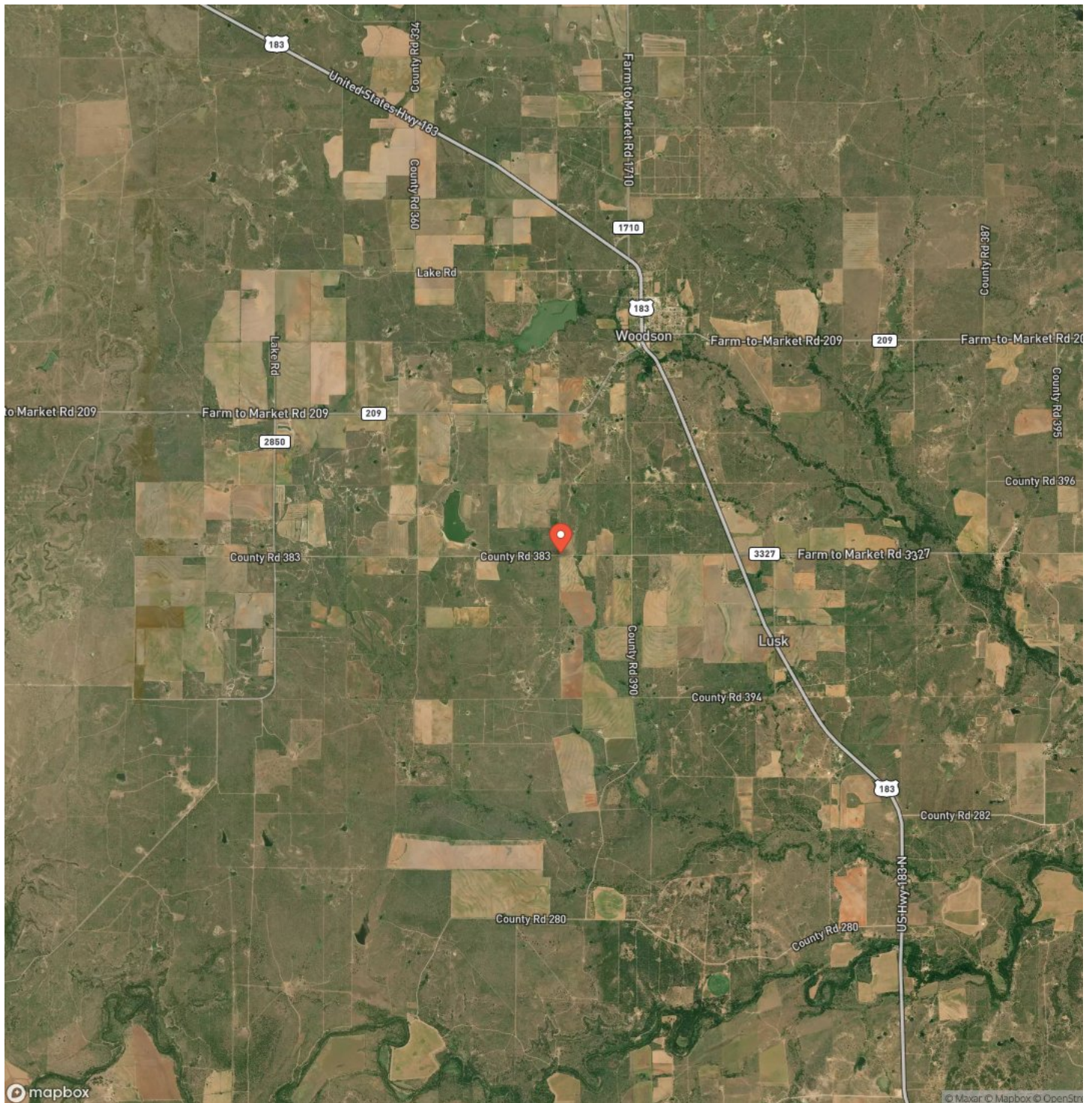


## Locator Map





## Satellite Map





**7 Ranch**  
**Woodson, TX / Throckmorton County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Travis Patterson

## Mobile

(254) 246-5266

## Email

Travis@cfreland.com

**Address**

**City / State / Zip**  
 , TX 76424

## NOTES

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## 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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