

TTT Ranch
872 CR 406
Throckmorton, TX 76483

\$2,850,000
315± Acres
Throckmorton County



TTT Ranch
Throckmorton, TX / Throckmorton County

SUMMARY

Address

872 CR 406

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

33.20985 / -99.09352

Taxes (Annually)

6327

Dwelling Square Feet

2800

Bedrooms / Bathrooms

4 / 3.5

Acreage

315

Price

\$2,850,000

Property Website

<https://cfrland.com/detail/ttt-ranch-throckmorton-texas/75226/>



PROPERTY DESCRIPTION

Nestled in the heart of north central Texas, TTT Ranch is a truly exceptional private sporting haven, boasting an impressive 315 acres of diverse terrain rarely found in Throckmorton County. As you enter through the welcoming gate, you are immediately embraced by the meticulous attention to detail that has transformed this land into a breathtaking landscape, offering stunning views that outdoor enthusiasts will absolutely cherish. A standout feature of TTT Ranch is its abundant surface water. Significant resources have been dedicated to enhancing fishing opportunities and waterfowl habitats, ensuring an unforgettable recreational experience for all visitors. This ranch is equipped with a two-story dock, a swimming platform, fish feeders, a convenient duck blind, deer blinds, deer feeders, and even a floating golf green—all designed to foster year-round enjoyment for everyone who sets foot here. TTT Ranch offers an internal road system that allows effortless access to every scenic corner, peak, and hunting location, making exploring the ranch a delight. Adding to its allure, North Elm Creek gracefully flows along the southern boundary, creating additional surface water and prime roosting spots for turkeys and serving as a vital corridor for wildlife. Strategically located below the elevated bluffs, approximately 45 acres of tillable farmland provide an essential food source for local wildlife. Currently planted in wheat for deer and sandhill cranes, this area will soon be transformed into a sunflower paradise, ensuring incredible dove hunting opportunities. In recent years, Bobwhite Quail sightings have further enhanced the ranch's vibrant ecosystem.

Experience a perfect combination of natural beauty and modern comfort in this exceptional property! This custom-built home is designed to impress, featuring soaring ceilings and large windows that welcome the stunning morning sunlight and breathtaking sunrises over the tranquil lake into your living space. Spanning an impressive 2,800 square feet of climate-controlled living, this residence showcases exquisite custom finishes, including stained concrete flooring and a spacious open-concept kitchen that flows seamlessly into a welcoming family room adorned with a stone fireplace and attractive exposed beams. On the main floor, you'll be greeted by a generous primary suite complete with a private bathroom, alongside two guestrooms with a Jack and Jill style bathroom and a thoughtfully designed half bath that offers a dedicated dog bath for your furry companions. Venture upstairs to find a cozy loft area, perfect for additional sleeping arrangements, featuring multiple beds and a bathroom ideal for hosting extra guests or providing a fun retreat for children. Additionally, the property boasts a sizable carport to safeguard your equipment, complemented by two Conex containers and a small insulated building for all your storage needs. Whether you're seeking an enjoyable weekend retreat or a wonderful new residence, the TTT Ranch is an extraordinary property that's truly a rare gem.

AGENT COMMENTS: This seller presents a wonderful opportunity to assume a 15-year loan with a fixed interest rate of 4.4% through Capital Farm Credit. Please don't hesitate to call for more details! TTT Ranch offers an incredible opportunity as a fully equipped sportsman retreat, thoughtfully inclusive of all furnishings, deer blinds, and feeders. With its diverse elevation, picturesque surface water, ideal cultivation, and a deep seasonal creek, this property exemplifies the perfect blend of nature and enhancement. Years of dedicated management and feeding for both wildlife and fish genuinely reflect the passion invested in this land. Spanning 319.2 deeded acres, we are currently marketing the 315 acres within the existing fence lines. While we have a 2017 survey, it may require an update due to recent construction. This is not just property; it's a dream come true for any outdoor enthusiast! Additional game pictures upon request.

-- HOME --

- Custom built-in 2021; 2,800 sqft; 4 bed; 3.5 full bath
- Open concept, kitchen open to the great room with large fireplace
- Primary bedroom with spacious bathroom with shower
- Two additional bedrooms with a jack-n-jill style bathroom
- Upstairs loft with beds and bathroom and views of the ranch
- Back porch with roll-up doors
- Large windows facing the lake
- Seamless metal roofing with gutters
- Central HVAC

- Fort Belknap water meter and electric meter
- Aerobic septic system
- Furniture will convey will acceptable offer

-- RANCHING & HUNTING IMPROVEMENTS --

- Fencing ~ 2.75 miles of 5-strain barbed wire around the boundary
- Deer Blinds & Feeders ~ (5) 4x6 insulated deer blinds, (2) tripods, (8) deer feeders, and (2) king ranch fish feeders
- Corrals ~ Excellent cattle pens
- Barns ~ Custom 30 ft x 40 ft carport for storing equipment
- Storage ~ (2) 40ft Conex Containers, 15 ft x 25 ft insulated storage building
- Roads ~ ATV/UTV dirt roads, miles of well-maintained roads throughout the ranch
- Boat Dock ~ Two-story dock with swim platform and fish feeder

-- WATER, COVER & TERRAIN --

- Surface Water ~ 6 ponds; 1 seasonal deep draw
- North Elm Creek ~ 3,812 ft +/- creek frontage; whole southern boundary
- Lake ~ 5.5 +/- ac; custom fishnet dam allows water to overflow without losing any fish; stocked with Largemouth Bass & Hybrid Stripers
- Pond Sizes ~ 1.45 ac, .25 ac, .22 ac, .17 ac, .09 ac, +/- when full
- Elevation ~ 70 ft of dramatic elevation; multiple high points and draws
- Tree Cover ~ 85% wooded; moderate density with Bull Mesquite, Live-Oak, and Elm
- Underbrush ~ Moderate to light; Lotebush, Bumelia, Skunkbush, Cat Claw, Yucca, Prickly Pear
- Native Grasses ~ Winter Rye, Indiangrass, Gramma
- Cultivation ~ 45 +/- ac, currently in wheat and will produce sunflowers
- Soils in Cultivation ~ Clearfork silty clay loam, 0 to 1 percent slopes

-- MINERALS & WIND --

- O&G Production ~ No active production
- Wind Rights ~ 100% wind rights convey
- Mineral Rights ~ Surface estate only

-- ACCESS & DISTANCES --

- Road Frontage ~ Gate on CR 406 (Just under 1.23 mi from State HWY 79)
- Nearby Towns ~ 5 mi NE of Throckmorton; 20 mi W of Newcastle; 30 mi NW of Graham
- Major Cities ~ 65 mi NE of Abilene; 107 mi W of Fort Worth; 58 mi S of Wichita Falls
- Airport ~ 35 mi N of Stephens County Airport (Municipal), 120 mi W of DFW (International)
- Legal Description ~ 319.20 total acres: A 750 Te&L 3028 A A Condon

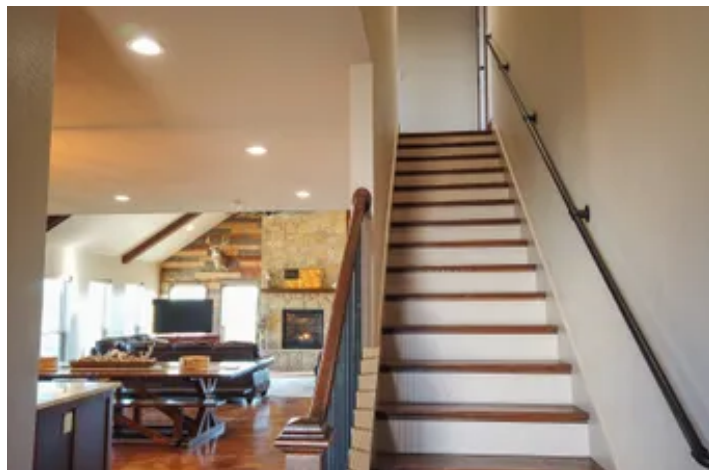
Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)



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LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

NOTES

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