

**Red Arrow Ranch**  
TBD Cr 288  
Throckmorton, TX 76483

**\$574,940**  
151.300± Acres  
Throckmorton County





**Red Arrow Ranch**  
**Throckmorton, TX / Throckmorton County**

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**SUMMARY**

**Address**

TBD Cr 288

**City, State Zip**

Throckmorton, TX 76483

**County**

Throckmorton County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.02006181535569 / -99.22591564225604

**Acreage**

151.300

**Price**

\$574,940

**Property Website**

<https://cfrland.com/detail/red-arrow-ranch-throckmorton-texas/40671/>



## Red Arrow Ranch

### Throckmorton, TX / Throckmorton County

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#### **PROPERTY DESCRIPTION**

Red Arrow Ranch comprises 151 acres of bull mesquite, thick native grass, multiple ponds, and rolling topography offering striking views from various locations. This Throckmorton County landscape provides a diverse blend of habitats to consistently grow, hold, and harvest mature deer year after year. Large, non-hunting neighbors and those practicing deer management, along with Red Arrow Ranch's minim hunting pressure, offer a sense of security to allow a young trophy deer to mature of age. A deep draw meanders through the thick timber providing a comfortable travel system for wildlife. In addition to good grass and exceptional views, this ranch offers a professional quality hunting setup that can be found with an elevated box blind overlooking senderos in each direction planted in a wildlife mix each year. Red Arrow Ranch is a gorgeous recreational setting with the potential for multiple primary home or weekend cabin sites. Across County Road 288 is an additional 345 acres with Clear Fork River frontage that can be purchased with this property.

*Agent's Comments* -- Listing inventory for quality deer hunting ranches has been extremely limited in this area, and properties along the Throckmorton/Shackelford County line often do not find their way onto the open market. This is an opportunity to purchase a fantastic property in an area ideal for trophy deer hunting. The county road is not fenced out but offers cattle guards at each end. This part of the county is made mainly of prominent ranches and has an "open range" feel.

#### -- RANCHING & HUNTING IMPROVEMENTS --

- Fence -- Excellent; 5-strand barbed wire
- Good interior roads to access the property
- Electricity --1,400 +/- feet from the property; Fort Belknap
- Water -- Fort Griffin Water line ends at the east boundary line; A water meter is available
- ATV/UTV dirt trails
- Deer blinds are negotiable

#### -- WATER & TERRAIN --

- 2 Ponds -- biggest is .95 ac; the remaining pond is .8 ac (when full) Stocked with bass
- Elevation -- 50 feet of rolling elevation change
- Terrain -- Deep draw; Big bluffs with breathtaking views, Excellent ponds with fishing

#### -- COVER & WILDLIFE --

- *Native Wildlife* -- Plentiful Whitetail, Mourning & White-Wing Dove, a variety of duck, Rio Grande Turkey, hogs & varmint
- *Hunting* -- Not on MLD Program, no hunting pressure
- *Tree Cover* -- Heavily wooded with Mesquite and Elm trees
- *Underbrush* -- Moderate to light; Lotebush, Bumelia, Skunkbush, Ephedra, Cat Claw, Yucca, and Prickly Pear
- *Cultivation* -- Foodplot

#### -- MINERALS & WIND --

- No active oil wells
- 1 - 6" Natural Gas Line with Targa Intrastate Pipeline LLC
- No minerals owned
- Horse Creek Wind Farm 7 miles to the south
- 100% Owned wind rights convey

#### -- ACCESS & DISTANCES --

- Road Frontage -- 1 mile of CR 292 frontage
- 11 miles S of Throckmorton
- 20 miles N of Albany



- 112 miles W of DFW Airport
- 180 miles E of Midland

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

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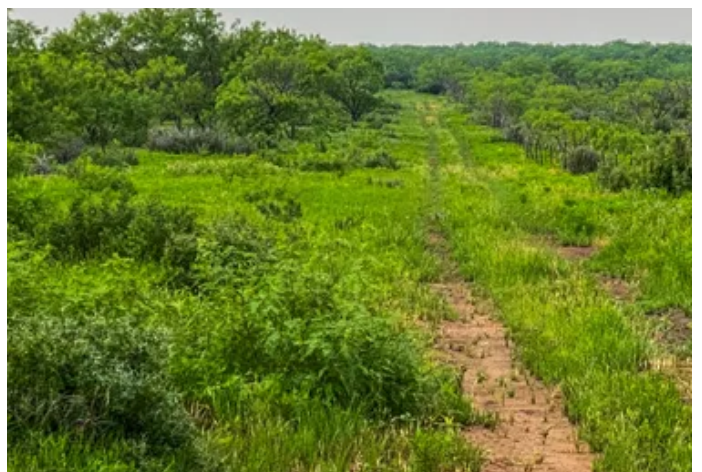
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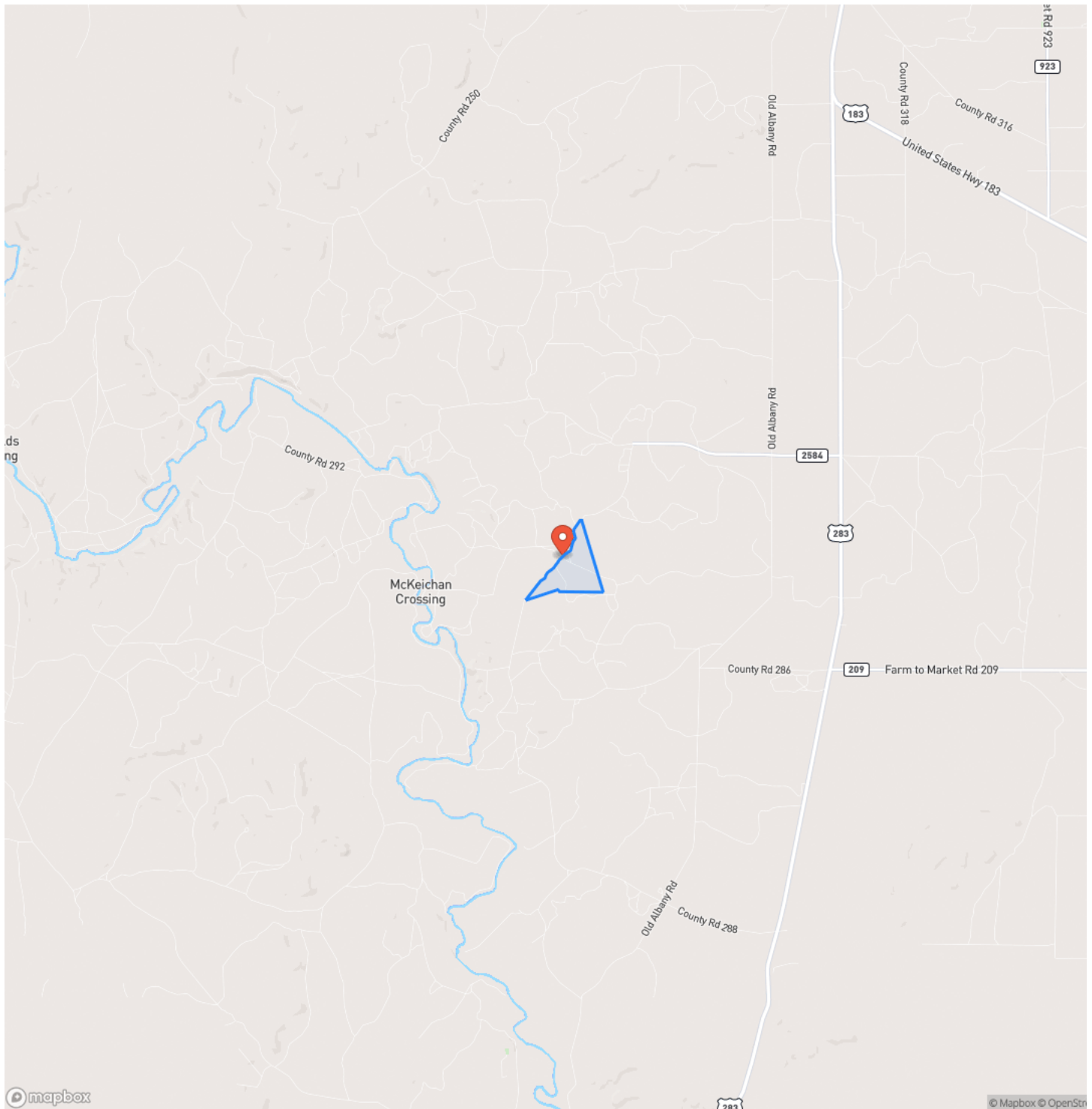


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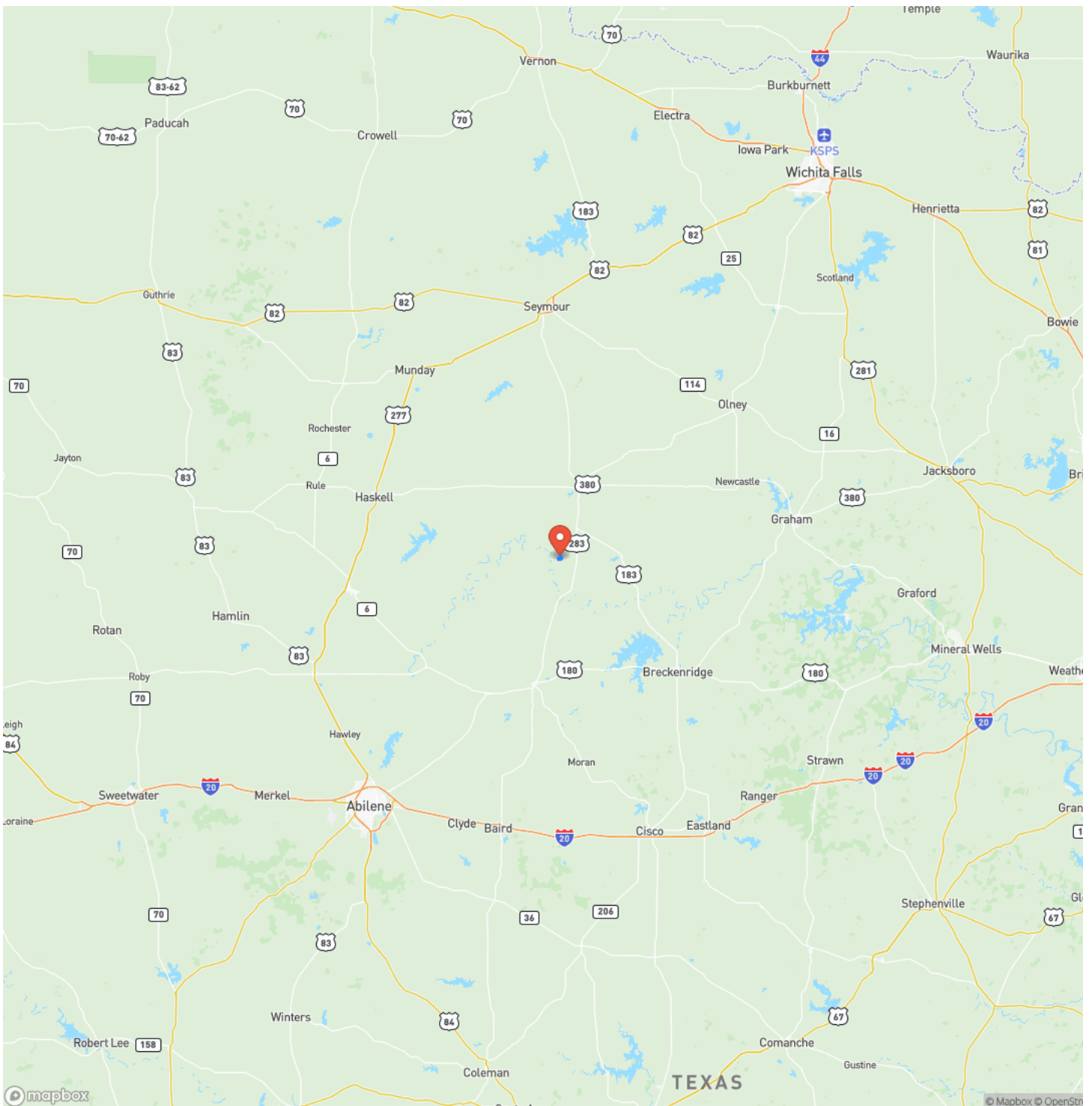


## Locator Map





## Locator Map



## Satellite Map





**Red Arrow Ranch**  
**Throckmorton, TX / Throckmorton County**

## 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 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.

## 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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