

Plum Valley on the Brazos
839 CR 442
Elbert, TX 76372

\$710,293.00
254.130 +/- acres
Throckmorton County



Plum Valley on the Brazos
Elbert, TX / Throckmorton County

SUMMARY

Address

839 CR 442

City, State Zip

Elbert, TX 76372

County

Throckmorton County

Type

Hunting Land, Ranches, Recreational Land,
Riverfront

Latitude / Longitude

33.31210668177698 / -98.97082189548401

Taxes (Annually)

1424

Dwelling Square Feet

1100

Bedrooms / Bathrooms

3 / 2

Acreage

254.130

Price

\$710,293.00

Property Website

<https://cfreland.com/detail/plum-valley-on-the-brazos-throckmorton-texas/8308>



PROPERTY DESCRIPTION

This exceptional 254-acre river ranch lies in one of the most sought after hunting counties in Texas. With groves of wild plum and over a mile of Brazos River frontage, this ranch has everything the outdoorsman desires. Nestled under a few giant pecans, lies a small cabin with a manicured lawn creating a great area for kids to play. This cabin offers three bedrooms and two bathrooms and a relaxing front porch overlooking the large yard. Plum Valley on the Brazos is at the very end of a county road, eliminating any poaching or unwanted guests. This river property features two improved fields with one stretching along the Brazos with massive, sporadic cottonwood trees. The banks of the Brazos River are made of gravel with white sand creating ideal areas for swimming and lounging. One can find deep holes holding fish along the river banks, while most of the frontage is kid-friendly for safe swimming and rock skipping.

HOUSE

- 1,100 sq ft; 3 Bedrooms; 2 Bath; Built-in 2007
- Wood siding, Great front porch w/ metal roof
- Woodburning stove
- Open kitchen & living area
- Propane generated electricity

WATER FEATURES

- 1.4 miles of the Brazos
- Bass, catfish, gar, & perch
- 3 Ponds; Very shallow, will go dry
- Good potential for ponds
- Fort Belknap Water meter on property
- 2 Old Water Wells; Condition unknown

COVER

- Tree Cover--Heavily wooded; Post-Oak, Live-Oak, Bull Mesquites, Pecan, Cedar-Elm, Hackberry, Prickly Ash
- Underbrush--Light To Heavy; Lotebush, elbowbush, Chickasaw plums, youpon, gum bumelia, prickly pear, tasajillo,
- Native Grasses--bluestem, side oats grama, kleingrass (not leased-Owner allows a local farmer to harvest the wheat after deer season)

- 3 Cultivated Fields/Food Plots--+/-65 acres-wheat; +/- 43 acres-wheat; +/- 5 acres-wheat

RANCHING IMPROVEMENTS

- Good fencing & cross fencing
- Barn-rollup doors
- Pipe pens-Good
- Deer blinds and feeders convey with the property
- Good interior roads

WILDLIFE

- White-tail deer, turkey, & hog
- Duck, dove, quail, & varmints
- Bass, gar, perch, blue catfish, & yellow catfish
- Not leased for hunting or grazing

TERRAIN

- Flat; 15+/- ft of elevation
- Brazos River on the eastern boundary
- Great views of big elevation on the neighbors
- White, sandy beachlike frontage on the river banks
- Good soils for a food plot or cultivation; Westola fine sandy loam, Lincoln sandy loam, Clairemont silt loam

MINERALS

- No production
- Surface estate only

ACCESS

- At the end of CR 442
- 3.5 miles off of HWY 79
- Listing Agent or Broker must be present on all showings

DISTANCES

- 3.5 miles north of Elbert
- 15 miles northeast of Throckmorton (Airport)
- 26 miles northwest of Graham (Airport)
- 50 miles south of Wichita Falls
- 102 miles west of Fort Worth

- 203 miles east of Midland

Agent's Comments -- Plum Valley on the Brazos has the perfect combination of woods vs. cultivation, in my opinion. I have seen on several occasions deer walk right by a deer feed to go to a wheat field. The fields grow sunflower during the offseason making it a great getaway to take your buddies during dove season. This ranch is turnkey, all you need is a rifle, bullets, and a fishing pole and you can escape the grind of the city in a short drive. You can hunt in the morning, fish and swim during the day, hunt in the afternoon, and have a roof over your head at night without ever leaving the ranch.

Listing Agent: Travis Patterson (254) 246- 5266

No Trespassing. Please contact a Campbell Farm and Ranch team member for a showing. Campbell Farm and Ranch welcomes all cooperating agents and brokers. **Cooperating Agents and brokers must make the first contact with the listing agent and be present at all showings to fully participate in the commission split.** The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes.

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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

600 4th 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.

DISCLAIMERS

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