

Carpenter Ranch
TBD Hwy 380
Throckmorton, TX 76483

\$1,193,600
373± Acres
Throckmorton County



Carpenter Ranch
Throckmorton, TX / Throckmorton County

SUMMARY

Address

TBD Hwy 380

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.184178 / -99.155153

Taxes (Annually)

425

Acreage

373

Price

\$1,193,600

Property Website

<https://cfreland.com/detail/carpenter-ranch-throckmorton-texas/46755/>



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PROPERTY DESCRIPTION

Carpenter Ranch is a sprawling 373-acre property located just a stone's throw away from downtown Throckmorton, Texas. This ranch is a natural beauty with thick mesquite trees, native grasses, and large ponds at each end of the property, providing ample water for cattle and wildlife. With a single access road, this blank canvas offers a unique opportunity to design and create the ranch of your dreams. Varied topography, including deep draws, elevation changes, and abundant water supply, offers endless possibilities. Paved road frontage provides multiple building sites with distinct character and charm, offering the perfect opportunity to live in the countryside while still close to town. With its all-weather access and proximity to town, it provides ease of movement and accessibility during wet winters for feeding and moving cattle. Carpenter Ranch is an ideal retreat for those seeking peace and quiet with minimal hunting pressure. If you're considering building a permanent residence or creating a weekend getaway, Carpenter Ranch is the perfect destination.

-- IMPROVEMENTS --

- 1 Pasture ~ No cross-fences
- Water ~ City of Throckmorton Water Line 700 ft to the west; Fort Belknap Water Supply 1.6 miles to the east
- Electricity ~ AEP Electricity
- Roads ~ 1 Main road through the property; Dirt Road
- Fences ~ No cross fencing; Good boundary fencing

-- WATER, COVER & TERRAIN --

- Surface Water ~ 2 Ponds at 1.5 ac and 1.3 ac (when full)
- Water Wells ~ No water wells in this area
- Tree Cover ~ 100% Wooded, 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 ~ No cultivation

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, varmint
- Hunting Pressure ~ No hunting
- Blinds & Feeders ~ No blinds or feeders on the property
- Land ~ 40 ft of elevation, 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
- No Pipelines per Texas RRC Map
- No Oil & Gas Production
- Wind Rights ~ 100% Wind rights convey
- Wind Production ~ A wind farm is west of Throckmorton



-- ACCESS & DISTANCES --

- Road Frontage ~ Gate on HWY 380
- Nearby Towns ~ 3/4 mi E of Throckmorton, 18 mi NW of Breckenridge
- Major Cities ~ 101 mi S of Fort Worth, 188 mi E of Midland
- Airports ~ 31 mi NW of Graham Municipal, 117 mi S of DFW Airport

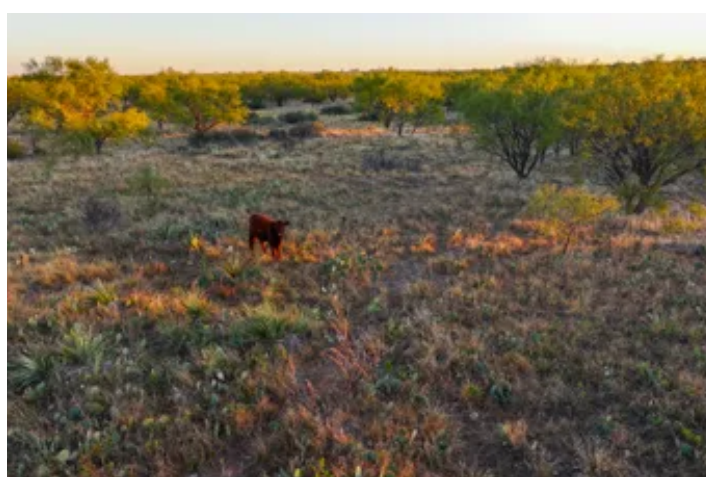
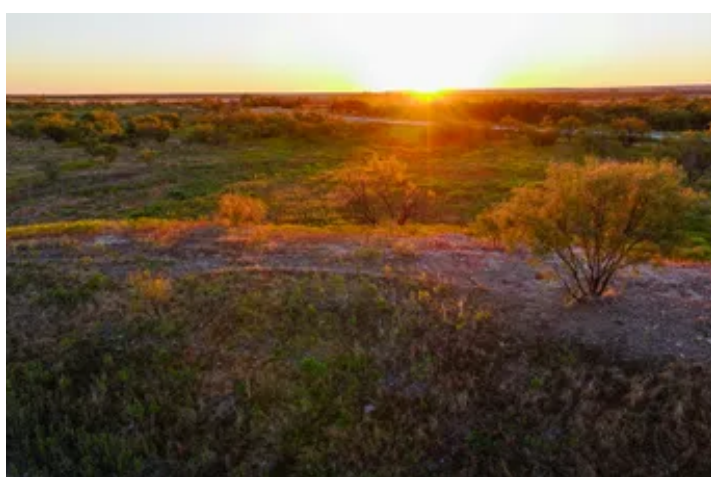
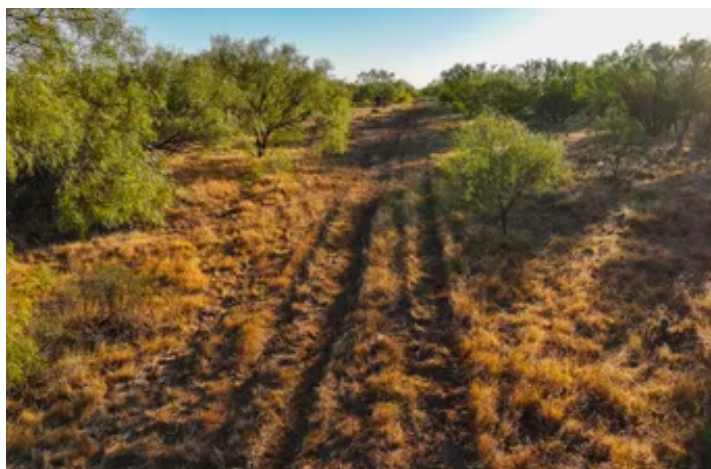
AGENT COMMENTS: Carpenter Ranch is an exceptional piece of land that presents a unique opportunity for investment, hunting, or cattle ranching. The property's vast expanse and multiple building sites make it a versatile investment. Properties of this magnitude and proximity to town are a rarity, and Carpenter Ranch stands out as a prime investment opportunity. At present, the grass is subject to a lease agreement with a local rancher. It is important to note that the seller intends to allow this agreement to expire in April. Upon sale, the seller will prorate the remaining lease to the buyer at the time of closing.

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

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information 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. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers, the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



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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

Albany, TX 76430

NOTES

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MORE INFO ONLINE:

CFRLand.com

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.



CFRLand.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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