

Back 320
TBD FM 1710
Woodson, TX 76491

\$867,790
322 +/- acres
Throckmorton County



Back 320
Woodson, TX / Throckmorton County

SUMMARY

Address

TBD FM 1710

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.049721 / -99.041066

Taxes (Annually)

300

Acreage

322

Price

\$867,790

Property Website

<https://cfrold.realstackweb.com/detail/back-320-throckmorton-texas/23205>



PROPERTY DESCRIPTION

The Back 320 is the ideal property for any outdoorsman looking for a private hunting ranch or build-site in the woods. This acreage is located roughly 3/4 of a mile down a private lane (no traffic) and is completely fenced for cattle. This land has mature mesquite and sizeable live oak clusters that provide the ideal habitat for the local whitetail to thrive. Good ATV roads traverse the heavy timber and give access to the character of the land. Some roads are used as small food plots to boost the food supply in the middle of the property without losing the mature cover. A draw typically holding water creates an exceptional environment for the waterfowl as it "snakes" back to the largest pond perfectly positioned in the middle of the pasture. Multiple draws meander through the land, then connect to Middle Kings Creek, where the post oaks emerge, providing abundant acorns and adding to the diverse habitat.

Agent's Comments -- Almost entirely surrounded by a larger ranch, the Back 320 is ideal for the hunter that wants to let young deer walk and convert the mature bucks into wall hangers. All oilfield traffic is limited to the northwest corner without accessing or disturbing the majority of the property. Big bonuses are the electricity readily available on the property, and the Fort Belknap Water Supply line is at FM 1710 with water meters available.

WATER & TERRAIN

- - 2 Ponds-0.75-acre, 0.45-acre, and other small holes of water
- - Middle pond stocked with crappie
- - Middle Kings Creek crosses the SW corner
- - Fort Belknap Water Line on road
- - 50+/- ft of heavily rolling elevation; High points with views; Low areas holding water
- - Hill along southern boundary; Post Oaks, Elms, and Live Oaks in SW portion
- - Thick Mesquites in the multiple with deep draws; Potential for more surface water

COVER & WILDLIFE

- - *Wildlife*--Owner hunts; Whitetail deer, Rio Grande turkey, duck, mourning and white-wing dove, hog, varmint
- - *Tree Cover*--100% Heavily wooded; Mostly Mesquite, Post Oak, Live Oak clusters, Elm, Hackberry
- - *Underbrush*--Heavy; Lotebush, Bumelia, Skunkbush, Prickly Pear, Turkey Pear
- - *Native Grasses*--Thick; Not currently grazed; Ideal bedding areas along the draws in the SE corner
- - *Cultivation & Soils*--No cultivation; small food plots

MINERALS & WIND

- - 5 Active wells on less than 50 acres; Provides electricity availability
- - Accessed from the north neighbor; O&G does not drive on the lane or the majority of the land
- - Surface estate only; No minerals owned
- - No visible wind turbines; No known wind lease in the immediate area
- - All owned wind rights convey

ACCESS & DISTANCES

- - FM 1710 Frontage (paved); Gate on the east side of the road
- - 2 miles north of Woodson and Hwy 183
- - 17 miles southeast of Throckmorton (Airport)
- - 34 miles west of Graham (Airport w/ Fuel)
- - 125 miles west of Fort Worth
- - 214 miles northeast of Midland

Listing Agent: Travis Patterson (254)246-5266

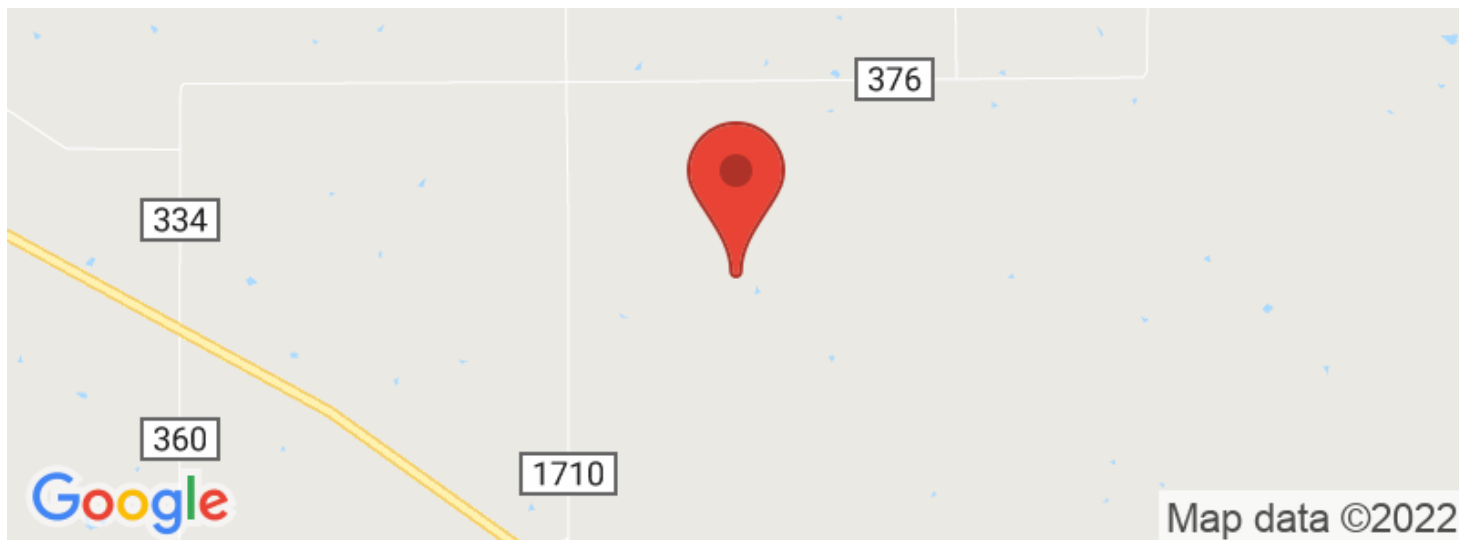
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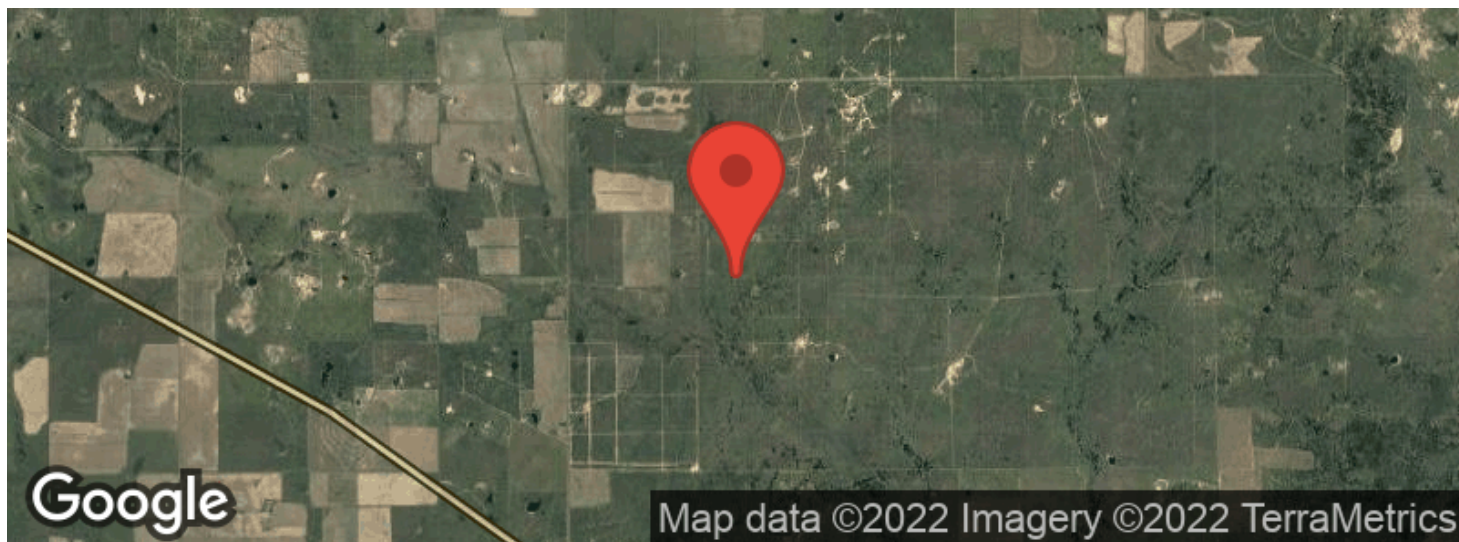




Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

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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.

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