

Busted Knuckles Ranch
TBD Highway 283
Throckmorton, TX 76483

\$670,000
320 +/- acres
Throckmorton County



Busted Knuckles Ranch
Throckmorton, TX / Throckmorton County

SUMMARY

Address

TBD Highway 283

City, State Zip

Throckmorton, TX 76483

County

Throckmorton County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

33.039682593537776 / -99.17816926180818

Taxes (Annually)

508

Acreage

320

Price

\$670,000

Property Website

<https://cfreland.com/detail/busted-knuckles-ranch-throckmorton-texas/12681>



Busted Knuckles Ranch

Throckmorton, TX / Throckmorton County

PROPERTY DESCRIPTION

Busted Knuckles Ranch is 320 acres located just eight miles north of the historic Fort Griffin State Park, an area historically known for large ranches. This land has been set up to hunt multiple blinds safely, and the cultivation is split by a wooded draw that creates exceptional dove hunting scenarios. A small hill overlooking the field sits just off the road and creates a beautiful setting for a house or cabin. Two ponds on the property offer fun for the whole family with bass fishing and perch popping, as well as sufficient water for a herd. This acreage has good roads through parts and rough roads running through the thick, untamed mesquites hiding the wildlife. Busted Knuckles Ranch is located near Throckmorton and Woodson and is just a short drive from Albany, providing good food, feed, church, and camaraderie.

Agent's Comments -- Busted Knuckles Ranch is the perfect size ranch for somebody looking to stay active on the weekends or start a small cattle operation. Throckmorton County is known for producing large whitetail deer. The wheat field is set up well with a good bit of edge, and the draw splitting the field is ideal for deer and dove hunters. I like how the cultivation cuts off roughly 37 acres of thick cover in the SE corner, giving it a honey hole for deer and pigs. A neat aspect about this ranch is the large neighboring ranches create a feeling of seclusion. Although the highway provides easy access, one can go from 75 mph to sneaking in a blind in seconds. Blinds and feeders can be purchased separately.

***** RANCHING IMPROVEMENTS *****

- - Gate on Hwy 283
- - +/- 3,650 Feet on Hwy 283 frontage
- - 62 +/- acres Cultivated field and 50 +/- ac field; Divided by a draw
- - Fenced and cross-fenced; Fair to poor condition.
- - Interior ATV roads-Fair
- - Blinds and feeder setups may be purchased separately
- - Ft Belknap electricity on the west side of Hwy 283

*****WATER IMPROVEMENTS*****

- - 3 tanks/ponds-0.65ac with bass & perch, 0.4ac, small shallow pond
- - Deep draw through the center of the property



- - Draw in the NE corner for future water potential
- - Fort Griffin Waterline on the west side of Hwy 283

*** TERRAIN ***

- - Knoll on the west side overlooking the wheat field
- - Wooded draw splitting field
- - 50+/- ft of rolling elevation
- - 2 good draws filter through the property

*** COVER ***

- - *Tree Cover*--Bull Mesquite, hackberry
- - *Underbrush*--Heavy; Bumelia, skunkbush, lotebush, prickly pear, turkey pear, catclaw, yuccas
- - *Native Grasses*--Leased; Curly mesquite, side oak grama, winter grass
- - *Cultivation*--112 +/- acres in cultivation/currently in winter wheat; Leased

*** WILDLIFE ***

- - Great White-tail deer & dove hunting
- - Duck & some quail
- - Hog, bobcats, & varmints
- - Bass, perch
- - Not Leased for hunting
- - Current Ag Exemption on Tax Roll

*** MINERALS ***

- - No current oil/gas production or lease
- - Multiple dry holes & plugged wells on RRC Map
- - No oilfield trash from past production
- - Surface estate only; No minerals owned

*** ACCESS ***

- - Gate on Hwy 283
- - Accessed at highpoint

*** DISTANCES ***

- - 8 miles south of Throckmorton
- - 7 miles west of Woodson
- - 35 miles west of Graham (Airport)
- - 26 miles Northwest of Breckenridge (Airport)

- - 22 miles north of Albany(Airport)
- - 72miles southwest of Wichita Falls (International Airport)
- - 110 miles west of Fort Worth
- - 184 miles northeast of Midland

Listing Agent: Travis Patterson(254) 246-5266

No Trespassing. Please contact a Campbell Farm & Ranch team member for a showing. Campbell Farm & Ranch welcomes all cooperating agents and brokers.

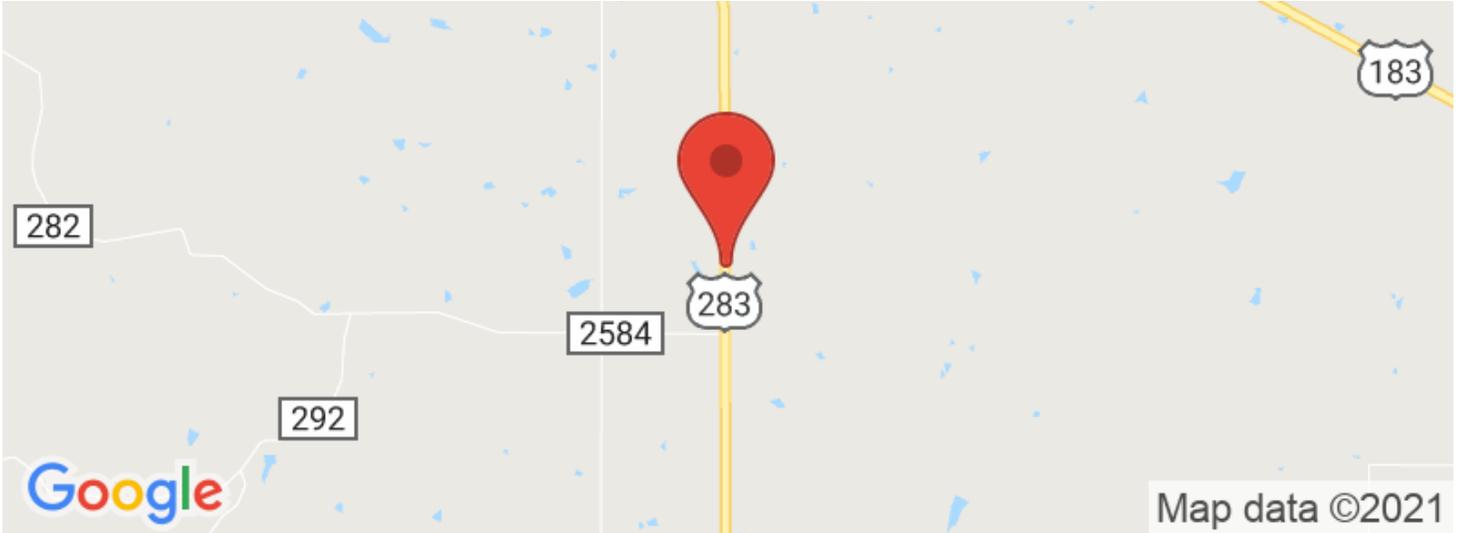
Cooperating Agent/Brokers must make the first contact with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion.

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.

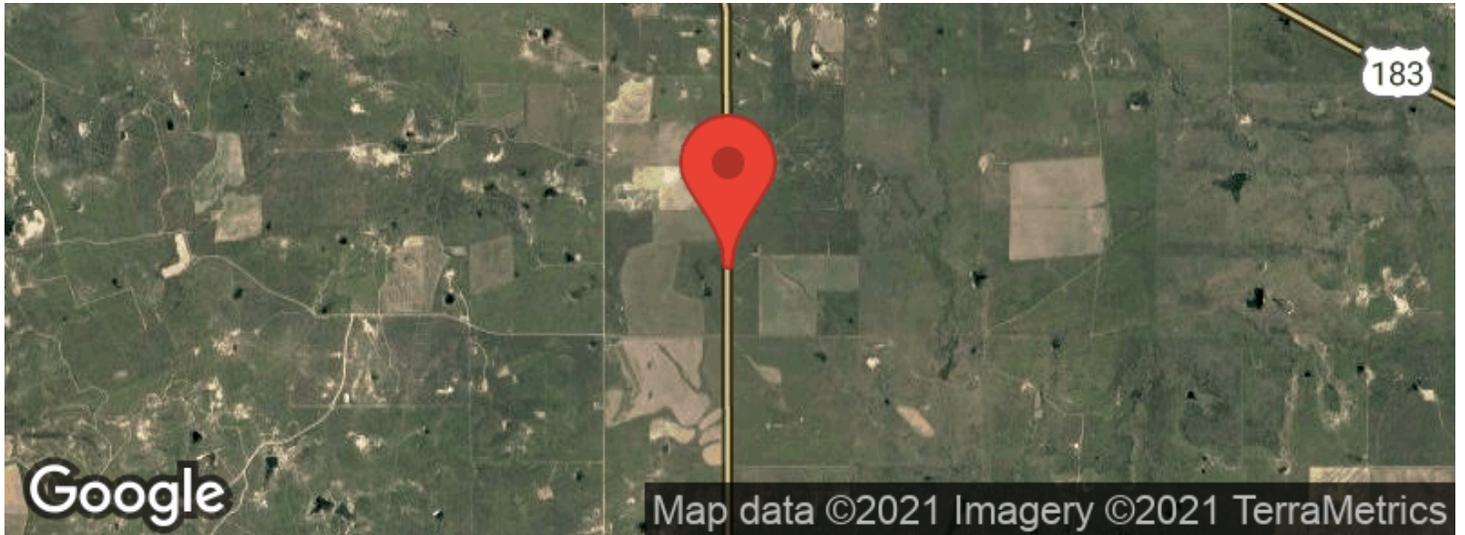
Busted Knuckles Ranch
Throckmorton, TX / Throckmorton County



Locator Maps



Aerial Maps



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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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