

Stone Butte Whitetails
TBD FM 3327
Woodson, TX 76491

\$1,920,000
320± Acres
Throckmorton County



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Woodson, TX / Throckmorton County

SUMMARY

Address

TBD FM 3327

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Hunting Land, Business Opportunity, Ranches, Recreational Land

Latitude / Longitude

32.972498 / -98.995497

Taxes (Annually)

2078

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 2

Acreage

320

Price

\$1,920,000

Property Website

<https://cfrland.com/detail/stone-butte-whitetails-throckmorton-texas/89193/>



PROPERTY DESCRIPTION

Stone Butte Whitetails spans an impressive 320 acres, nestled in the charming southeast corner of Throckmorton County, conveniently near the small town of Woodson, Texas. Accessed off FM 3327, it offers an unparalleled sense of privacy, tucked away down a scenic easement, a true hidden gem. As you drive through the secluded gate, you'll find the road leading to the cabin, traveling past a substantial food plot. This plot supports local wildlife and presents an excellent opportunity for a sunflower field for dove hunting in the offseason. Upon arriving at the cabin, you'll be delighted to see its thoughtful positioning, showcasing breathtaking sunset views overlooking a large pond and a beautifully crafted sendero-style food plot.

Stone Butte Whitetails presents a charming barndominium featuring two inviting bedrooms, full bathrooms, and a loft on each end. Ideally situated, this generous open-concept layout features a spacious kitchen and a delightful relaxation area, enhanced by large windows that invite an abundance of natural light. Just out the back door is a roomy back porch that flows into a big backyard, offering a wonderful space for children to explore and play freely. Adjacent to the cabin is a multi-use barn that provides a second living quarter with a bunkhouse feel and a large bathroom. Outside the bunkhouse is a spacious workshop featuring multiple roll-up doors, ensuring effortless access for side-by-sides and storage. A spacious covered carport is also perfect for farm equipment and a great area to hang out, sharing unforgettable hunting tales. To top it off, the barn includes a well-equipped cleaning station with a sink, hanging rack, and drain, making it a truly versatile space for all your needs. Both improvements benefit from a rain collection system, effectively utilizing the cabin and barn for this purpose. Additionally, the owner has a water meter on FM 3327, offering the convenient option to fill a trailer with water for transport. For an interested buyer, extending a water line down the easement to the improvements is possible, ensuring easy access to water.

Stone Butte Whitetails boasts high elevation, deep draws, water sources, and a diverse mix of rich mesquite, oak, and native grasses, making it a notable place to explore. With approximately five miles of well-planned roads, the ranch provides convenient access to all hunting setups, captivating points of interest, and picturesque ponds. Five well-established ponds serve as vital water sources for local wildlife and livestock. In winter, these ponds attract a vibrant population of ducks and offer fantastic fishing opportunities for family and friends to enjoy together. The current owners introduced 200-inch class whitetail and high-bred does to the property many years ago. While there are a few exotic animals, the primary focus is on the whitetail. We are monitoring the animal population using game cameras and anticipate gaining insights into the numbers soon. One remarkable feature is the thoughtful shortening of the high fence at the north and west corners, which leaves about five acres intact under a low fence. This area is equipped with a blind and feeder, allowing the opportunity to hunt low-fence deer in the same unique setting. While most blinds and feeders are designed for bow hunting, they provide excellent opportunities for customization according to the new owner's vision and preferences.

AGENT COMMENTS: Stone Butte Whitetails is a unique property that maximizes the use of every inch of land. It offers the opportunity to hunt both high and low fences on the same ranch, which is quite rare. All deer blinds and feeders are in excellent condition and are strategically placed throughout the property. With its thick woods, lush grass, and significant elevation changes creating deep draws, this ranch invites hunters to explore and engage. In my opinion, the improvements made are ideal for the size of the ranch, whether for commercial use or personal enjoyment. The maintenance required for the cabin, barn, and blinds is minimal by design.

-- CABIN --

- Barndominium ~ 1,200 sqft; built in 2004; stone and metal
- Rooms ~ 2 bedrooms, 2 full baths; 2 lofts
- Open concept to the kitchen and living room

- Heating & Cooling ~ Split units for heat and cool with a wood-burning fireplace
- Rainwater collection
- Water Meter ~ Stephens County Special Utility District on FM 3327
- Electricity ~ Oncor Electric

-- IMPROVEMENTS --

- Roads ~ Excellent road system; side-by-side trails through the ranch; roughly 5 miles of roads and trails
- Bunkroom/Workshop ~ 2,100 sqft; 360 sqft bunkroom with full bathroom; workshop with 3 rollup doors; large bay area for covered parking; animal skinning area; rainwater collection system
- Fences ~ 1 pasture; no cross-fence; 2.65 miles of 8ft fence; 3 corners are set up for low fence hunting
- Gates ~ Square tubing gates on high fence; a gate at every corner for low fence hunting; 12 ft gate for bringing equipment in

-- WATER, COVER & TERRAIN --

- Surface Water ~ 5 ponds at 2.35 ac, 1.28ac, .93 ac, .65 ac, and .05 ac, (when full)
- Water Wells ~ No known water wells in this area
- Tree Cover ~ Live Oak, Bull Mesquite, Elm, Post Oak
- Underbrush ~ Thick underbrush; Elbowbush, skunkbush sumac, bumelia
- Elevation ~ 80 ft, sharp elevation
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Not currently grazing, capacity 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ 200 in Whitetail Deer genetics, Scimitar oryx, Fallow, Emu, duck, dove, quail, hogs, turkey, varmint
- Hunting ~ The owner is actively selling deer hunts
- Blinds & Feeders ~ 6 established hunting locations with blinds and feeders
- Fishing ~ Bass; Catfish
- Land ~ Deep draws; thick woods; awesome bedding areas to keep wildlife comfortable on the property
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife

-- MINERALS & WIND --

- Mineral Rights ~ A portion of the mineral estate may convey with an acceptable offer; the percentage owned is unknown
- O&G Production ~ No production on the property
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Windmill Farm 10 miles NE of the ranch; only visible on high points of the ranch

-- ACCESS & DISTANCES --

- Road Frontage ~ Easement gate on FM 3327; Gate to the ranch is 4,431 ft down the easement
- Ranch Entrance ~ Metal tubing gate
- Nearby Towns ~ 5 miles SE of Woodson, 16 miles N of Breckenridge, 25 miles SW of Graham
- Major Cities ~ 98 miles W of Fort Worth, 55 miles NE of Abilene; 190 miles NE of Midland
- Airports ~ 18 miles NW of Stephens County Airport, 114 miles W of DFW



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LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

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(254) 246-5266

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Address

City / State / Zip

NOTES

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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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