

**Boggy Creek Farm**  
TBD FM 1711  
Elbert, TX 76372

**\$157,500**  
62.470 +/- acres  
Throckmorton County





**Boggy Creek Farm**  
**Elbert, TX / Throckmorton County**

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**SUMMARY**

**Address**

TBD FM 1711

**City, State Zip**

Elbert, TX 76372

**County**

Throckmorton County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.264584275361614 / -98.99663523775565

**Taxes (Annually)**

165

**Acreage**

62.470

**Price**

\$157,500

**Property Website**

<https://cfrold.realstackweb.com/detail/boggy-creek-farm-throckmorton-texas/27185>



## **PROPERTY DESCRIPTION**

Boggy Creek Farm is income-producing farmland with recreational possibilities. This property has been devoted to agriculture, previously producing a quality cotton crop. Boggy Creek meanders along the southern boundary line, fenced off from the tillable soil. Per locals, this area of Boggy Creek has never gone dry and supports the local wildlife year-round. A wet weather draw running west to east has the potential to create a future water feature. Paved Farm-to-Market Road 1711 lies on the eastern boundary providing easy access to State Highway 79 and the small town of Elbert, Texas. This area offers quiet country living far from the hustle and bustle of larger towns and cities. In fact, with a local population of 30, that averages out to only 2.6 people per square mile!

Agent's Comments -- Boggy Creek Farm is a great blank canvas, whether continuing to produce the land or building a home in the country with paved road frontage. Boggy Creek gives this property a special touch that can provide swimming and fishing for entertainment for the family. This property could also be a good investment for future development.

### **-- WATER & TERRAIN --**

- - 10 ft of elevation; Relatively flat
- - 1,435 ft of a draw; pond potential
- - Multiple building sites
- - Boggy Creek on the southern boundary line; Never gone dry (per owner)

### **-- COVER & WILDLIFE --**

- - Wildlife--Whitetail deer, dove, pigs, and varmint
- - Tree Cover--Small wooded area along the creek; Mesquite and Elm
- - Underbrush--Moderate; Skunkbush, Bumelia, Elbowbush, and Prickly Pear
- - Cultivation & Soils--35 acres in Clearfork Silty Clay Loam, 27 acres in Bluegrove Fine Sandy Loam, and 3 acres in Sagerton Clay Loam
- -No hunting or grass leases on the property

### **-- RANCHING IMPROVEMENTS --**

- - Entrance on FM 1711; No fence along FM 1711; Poor fence on the north; Great fence on the west and south
- - Electricity on FM 1711

- - Fort Belknap water line on the east side of FM 1711
- - Buyer or Buyers Agent should verify all utilities

-- MINERALS & WIND --

- - No active production; Some minerals are owned and are negotiable with an acceptable offer
- - No wind turbines insight; No transmission lines or substations nearby
- - No known wind lease in the immediate area; All owned wind rights convey

-- ACCESS & DISTANCES --

- - 2022 +/- feet of FM 1711 frontage
- - 12 miles northeast of Throckmorton
- - 25 miles northwest of Graham; (Closest Airport w/Fuel)
- - 100 miles west of Fort Worth (International Aiport)

Listing Agent--Travis Patterson (254)-246-5266

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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**

801 Elm Street

**City / State / Zip**

Graham, TX 76450

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**NOTES**

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## **DISCLAIMERS**

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