

Dos Papas Ranch
TBD FM 2850
Woodson, TX 76491

\$296,300
59.260± Acres
Throckmorton County



Dos Papas Ranch
Woodson, TX / Throckmorton County

SUMMARY

Address

TBD FM 2850

City, State Zip

Woodson, TX 76491

County

Throckmorton County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.962750432351015 / -99.125079671975

Taxes (Annually)

144

Acreage

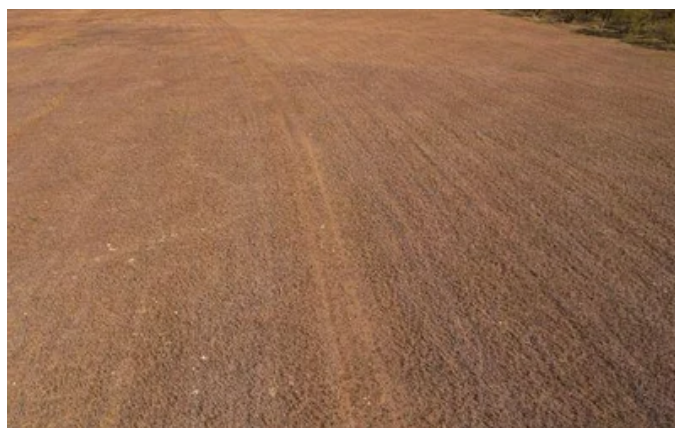
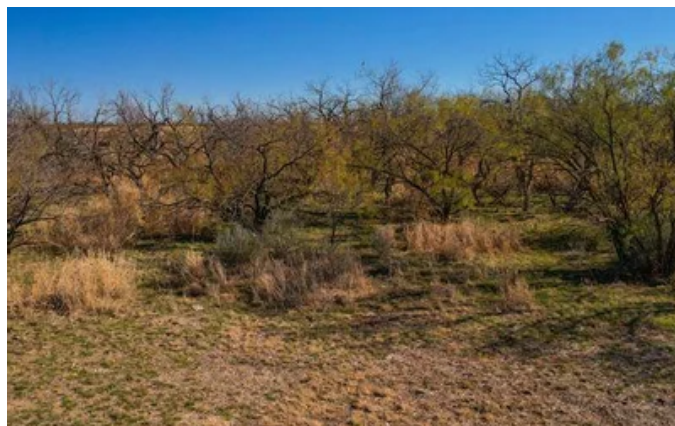
59.260

Price

\$296,300

Property Website

<https://cfrland.com/detail/dos-papas-ranch-throckmorton-texas/34577/>



PROPERTY DESCRIPTION

Dos Papas Ranch is a turn-key hunting property accessed at the end of a paved road. It is arguably one of the best locations for excellent whitetail and dove hunting in Throckmorton County. A newly constructed pond has been stocked with bass and is a perfect habitat for the wildlife in the area. This property is roughly thirty-seven acres of native grass that can be cultivated for cattle operations or dove hunting. A deep draw cuts the property in half, offering a considerable water potential for a future pond. Dos Papas is fully fenced with interior roads to access the property easily. Just inside the entrance are all the amenities for a classic deer hunters camp that will convey with the property.

Brokers Comments -- Dos Papas is a great set-up for buying an all-in-one, ready-to-go property. All campers, four-wheelers, blinds, feeders, etc., will convey with the sale. This property will make for a perfect weekend getaway with multiple activities for everyone in the family to enjoy.

-- CONVEY WITH PROPERTY --

- 1968 JD Backhoe
- 2006 Toy Hauler RV
- 2011 RV
- 20' Conex Container
- 1996 Chevrolet Van set up as portable shop with a welder, generator, plasma cutter, & air compressor
- 2 Deer blinds and 2 bow stands
- 4 Deer feeders

-- WATER & TERRAIN --

- *Pond* -- 1- Approximately 1 acre & 10 ft deep, per owner
- *Meters* -- No water meter; Stephens County SUD water line is 1,692 ft to the east
- *Elevation* -- 60ft of elevation on the eastern boundary line

-- COVER & WILDLIFE --

- *Wildlife* -- Whitetail Deer, Rio Grande Turkey, dove, duck, quail, hog, and varmint
- *Hunting* -- 2 Blinds and 2 feeders convey
- *Tree Cover* -- 22 +/- ac Wooded; heavy to moderate, mesquite, hackberry
- *Underbrush* -- Mild; prickly pear, cat claw, yucca
- *Native Grasses* -- Native grasses
- *Grass Pastures* -- 37 +/- ac of old cultivation; currently thick in native grass

- *Grazing* -- 1 animal to 28 units
- *Soils* -- Bluegrove Loam, Rowden Clay, Bonti-Exray-Truce Complex, Leeray Clay, Bonti Fine Sandy Loam
- *Cultivation* -- No current cultivation

-- RANCHING & HUNTING IMPROVEMENTS --

- *Fence* -- 5 Strand barbwire in fair condition
- *Electricity* -- Electric meter on site
- *Gates* -- 2 Gates off FM 2850
- *Pens* -- Small set of pens to catch livestock; pole barn
- *Interior Roads* -- 1 Main interior road; ATV trails
- *Road Frontage* -- 698 ft of FM 2850 road frontage; Paved

-- MINERALS & WIND --

- *Minerals Estate* -- No owned minerals
- *Production* -- No active production
- *Pipelines* -- No pipelines per RRC Map
- *Wind Turbines* -- No visible wind turbines
- *Wind Rights* -- 100% of the wind rights convey

-- ACCESS & DISTANCES --

- 5 miles SE of Woodson
- 20 miles NE of Breckenridge
- 50 miles E of Abilene
- 75 miles SW from Wichita Falls
- 105 miles W of Fort Worth
- 185 miles E of Midland

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