



### CR 454, Throckmorton, 76483, Texas

Big Ranch Country, Game, Good Roads, Minerals!!

Smack dab in the middle of big ranch country and hunting paradise sits a 246 acre tract that is heavily wooded with two stock tanks that have just been cleaned out and are full to the brim - thanks to recent rains. This property has draws that run through and slight elevation changes in the terrain. Tucked in the thick mesquites are deer, turkey, and hogs. Also, this tract works well for cattle or horses and has a good set of pens and a small trap on the east end. Good roads allow easy access through the property and there is also a gravel pit to make road maintenance or future road construction even easier. The owner will convey 1/2 of owned minerals and 100% executive rights. The fences are good and there is county road access. Own a small piece of the big ranch land in the best hunting country around! List price: \$1700/ac REDUCED TO : \$1600/ac SOLD!

#### LAND INFORMATION:

#### BUILDING INFORMATION:

Built on	: 0
Remodeled on	: 0
Number of Floors	:
Floor area (Lower)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 0

#### CONVENIENCE:



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