

**Campbell
Farm and Ranch**
Rural Land Specialists
806-470-6015
www.campbellfarmandranch.com

PROPERTY: 320 Acres- Poage Ranch
HWY 283 & FM 2584
Throckmorton, TX 76483

PROPERTY TITLE: W320 Poage Ranch
LANDS OF TEXAS/AMERICA ID#: 893300
LISTING AGENT: Boone Campbell

CHARACTERISTICS	QUANTITY	DETAILS
Acres	320	
Acres of Native Cover	160	80 Acre Pasture, 75 Acre, Pasture
Acres of Cultivation	160	45 Acre Field, 120 Acre Field
Tree Cover	50% Heavily Wooded	Mostly Mesquites & Some Elms
Elevation Change	50ft	Rolling
Tank/Ponds	3	One Large (1 to 2 acre) Tank/Pond
Frontage	2.1 mile	.07 Highway 283, .07 FM 2584, .07 Old Albany Road

Aerial Photo Available at www.campbellfarmandranch.com.

DETAILS	DESCRIPTION
Utilities	Water & Electricity
Hunting	Deer, Dove, Turkey, Hogs, Quail, & Varmint
Improvements	None
Perimeter Fences	Good to Fair
Cross Fences	Parts Good, Parts Bad
Production	None
Minerals	No Minerals Convey
Tank/Ponds	3
Frontage	2.1 mile or 11,000+ ft
Neighbors	N&E- 3,000+ acres, S- 640 acres, E- 320 acres, W- 640 acres

The information contained in this fact sheet is understood to be accurate and reliable, but it is not guaranteed. Campbell Farm & Ranch makes every effort to ensure that the information in this fact sheet is accurate and reliable, but the information cannot be warranted or guaranteed. Please verify all information before using the information contained on this fact sheet for decision-making purposes.

18008 Hwy 180 Caddo, TX 76475 **T:** 806-470-6015 **F:** 817-887-2161 **E:** boonecampbell@gmail.com

Broker-Betty Brewer