

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

PROPERTY: 640 Acres- Poage Ranch
HWY 283
Throckmorton, TX 76483

PROPERTY TITLE: Poage Ranch
LANDS OF TEXAS/AMERICA ID#: 909607
LISTING AGENT: Boone Campbell

CHARACTERISTICS	QUANTITY	DETAILS
Acres	640	
Acres of Native Cover	265	80, 75, 55 & 160 Acre Pastures
Acres of Cultivation	385	105, 45 & 120 Acre Fields
Tree Cover	60% Heavily Wooded	Mostly Mesquites & Some Elms
Elevation Change	50ft	Rolling
Tank/Ponds	6	One (1 to 2 Acre) Tank/Pond
Frontage	3.1 Miles	2.1 Highway 283, .7 FM 2584, .7 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	6- 3 on West 320 Acres & 3 on East 320 Acres
Frontage	2.8 Mile or 14,400+ ft
Neighbors	N&E- 3,000+ acres, S- 640 acres, W- 320 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