

# BOYD RANCH

1208 CR 304, Throckmorton, TX 76483



## LEGACY RANCH FOR SALE

### Russ Webb

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## OFFERING SUMMARY

Sale Price:	\$3,999,999
Available Acres:	1,242
Price / Acre:	\$3,220
Market:	Throckmorton County

## PROPERTY OVERVIEW

LEGACY RANCH AVAILABLE IN AUTHENTICALLY TEXAN THROCKMORTON COUNTY - ONLY 3 HRS FROM THE DFW METROPLEX! Escape the hustle and bustle of city life and enjoy the abundant wildlife and sprawling vistas of the area while making your own mark on this venerable legacy Ranch. Generations of Texans have stewarded this ranch, and leave behind a multitude of well-tended land and water features, including a well-stocked 18-acre lake, excellent draws, sunflower fields and thriving hunting and fishing, including annually taken Boone & Crockett scored white tail trophy bucks. Don't miss this rare opportunity to own your own piece of the natural beauty, splendor and heritage of West Texas!

## PROPERTY HIGHLIGHTS

- 100% executive rights and a portion of minerals will be conveyed with the property
- Ideal hunting, fishing, and cattle ranch
- 3 Minutes from Throckmorton Airport; 4 miles east of Throckmorton City Limits - South of Highway 380
- Boone & Crockett scored white tail trophy bucks taken off ranch annually
- Property includes 1,200 sf ranch house, existing barn, roping pen, cattle scales, horse stalls, cattle chute, storage shed
- 18-acre Cooper Lake plus 15 plentiful stock tanks
- Excellent roads & fences
- Livestock and farm equipment may or may not be negotiated as part of sale - separate price for livestock and farm equipment

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## -Ranch House-



- 1,200 sf, 2 bedroom/1 bathroom with covered carport

## -Ranching Improvements-



- Property includes existing barn, roping pen, cattle scales, horse stalls, cattle chute and storage shed
- New barbed wire fencing in many areas, all fencing in excellent condition
- ATV/UTV roads throughout entire ranch, most areas accessible
- Blinds/feeders erected in prime areas



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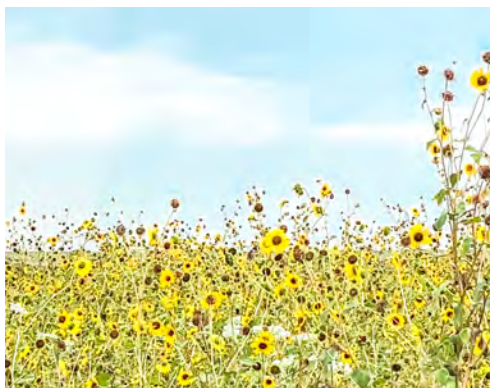
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## -Water Features-



- 18-acre Cooper Lake stocked with Florida bass and channel catfish
- 15 plentiful stock tanks stocked with Florida bass, channel catfish and crappie
- Draws and creeks throughout northern portion of property

## -Terrain/Cover-



- Prolific sunflower fields
- Hills and heavily wooded terrain populate the northern 314 AC tract
- Plentiful pastureland populated with native grasses
- Winter wheat cultivated in several fields
- Soil is a mix of fine sandy loams and clay loams

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-Wildlife-



- Abundant deer, hogs, duck, dove, quail and Rio Grande turkeys
- Boone & Crockett scored white tail trophy bucks taken off ranch annually
- Great fishing with abundant water features
- No hunting pressure from surrounding ranches

-Minerals-



- 100% executive rights and a portion of minerals will be conveyed with the property

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-Distance-



- 3 mins to Throckmorton Airport
- 4 miles outside Throckmorton city limits
- South of Hwy. 380 and easily accessible by CR 304 and CR 306



- 2.5 hours to Fort Worth
- 1.25 hours to Abilene
- 1.5 hours to Wichita Falls
- 3 hours to Lubbock

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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Silver Oak Commercial Realty</b>	<b>9000679</b>	<b>info@silveroakcre.com</b>	<b>(817)849-8282</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>James R. Leatherwood</b>	<b>493949</b>	<b>jleatherwood@silveroakcre.com</b>	<b>(817)849-8282</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Russ Webb</b>	<b>488983</b>	<b>rwebb@silveroakcre.com</b>	<b>(817)849.8282 x106</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date