



KNOX County Ranch

253± Acres • Knox County

\$1950/Acre

Contact Joe Wilson (214) 784-3725) • jcwilsonranches.com/knox253

GENERAL OVERVIEW

The 253 acre Knox County Ranch is an outstanding hunting property located in Knox County approximately 6.5 miles North of Goree TX on County Roads 4365 and 4371. Great cover includes large Cottonwoods, Hackberry, Chinaberry and Mesquite. The property has abundant wild plum groves which make excellent forge and cover for all types of wildlife.

LOCATION

The ranch has access from County Road 4371 and is only 3 hours from the DFW Metroplex and 2 hours East of Lubbock. Benjamin and Seymour TX are both approximately 20 miles from the ranch.

WILDLIFE

Wildlife on the ranch includes trophy native free ranging whitetails. Animals use the Brazos River as a highway. With the dove, quail, turkey, wild hogs, and predators, this is everything the outdoor enthusiast could want.

IMPROVEMENTS

Electricity – located just inside the front gate and on the northside of the property. Several good home sites.

MINERALS

With and acceptable offer, seller will convey 50% of seller-owned minerals which is believed to be 50%. There is no production and no leases.

TERRAIN

The majority of the land is rolling with Cottonwood, mesquite, post oak, hackberry and chinaberry tree cover with very few cedars. There are many varieties of browse for deer. Excellent native grasses include little blue steam, side oats, tabosa, silver bluestem, blue grama, harry grama, buffalo and switch grass. The soil is sandy to red sandy loam ... the best!

WATER

The Seymore Munday aquifer runs under the ranch. There is a high production well across the County Road just East of the property. There are several good locations to build ponds.

SUMMARY

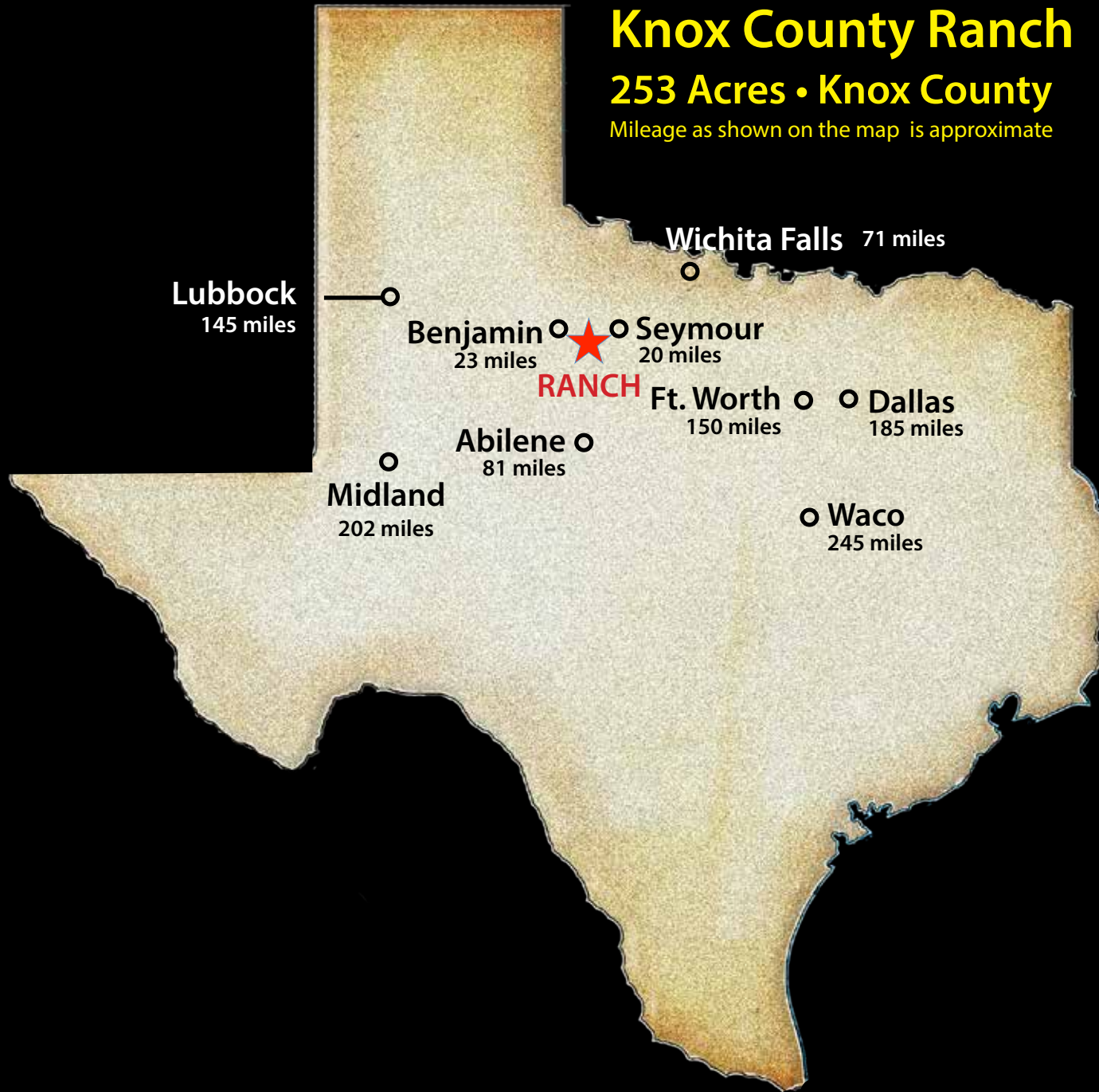
Don't miss out on this unique opportunity to own your own hunting property idea for building a home or holding for investment.



Knox County Ranch

253 Acres • Knox County

Mileage as shown on the map is approximate





Brazos River

Brazos River

Benjamin, TX
(22.7 miles West)

Seymour, TX
(19 miles East)

Goree, TX (6.5 miles South)

RANCH

4365

4365

4361

4361

4371

4365

4361

4371

4365

4361

4320

4361

4371

4365

4381

4381

4381

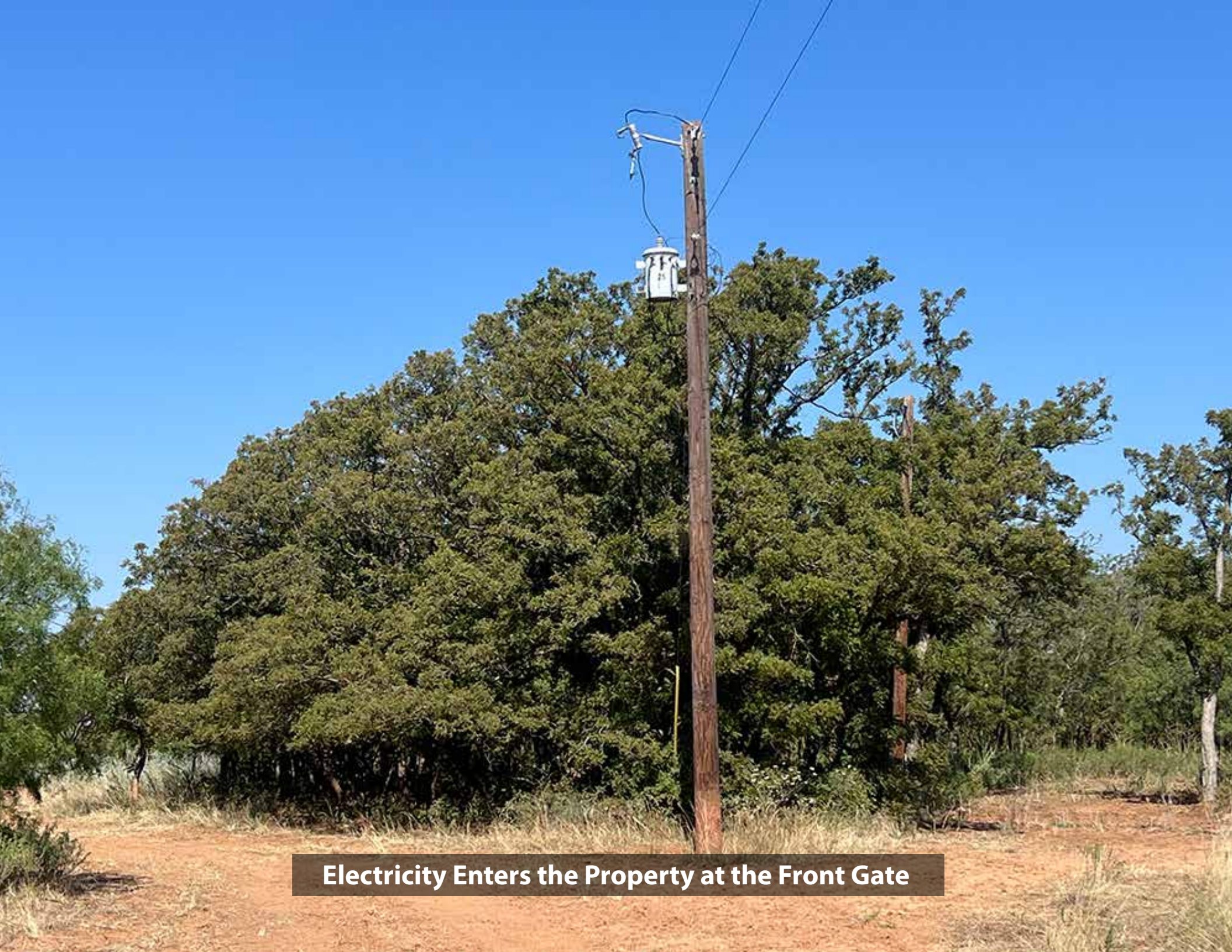
4330

4361

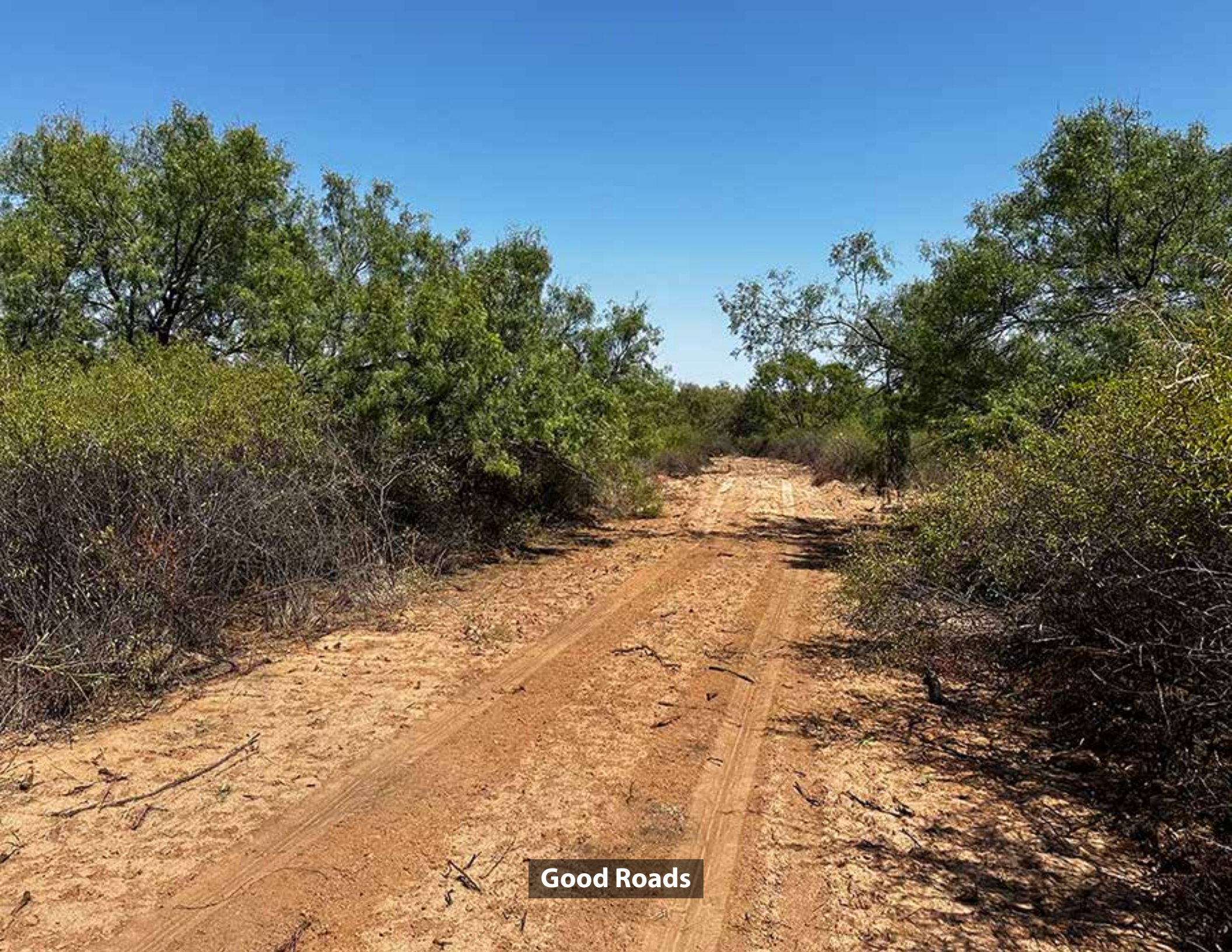
4371







Electricity Enters the Property at the Front Gate



Good Roads







Abundant wild plum thickets throughout the ranch





Many heavily used game trails throughout the ranch



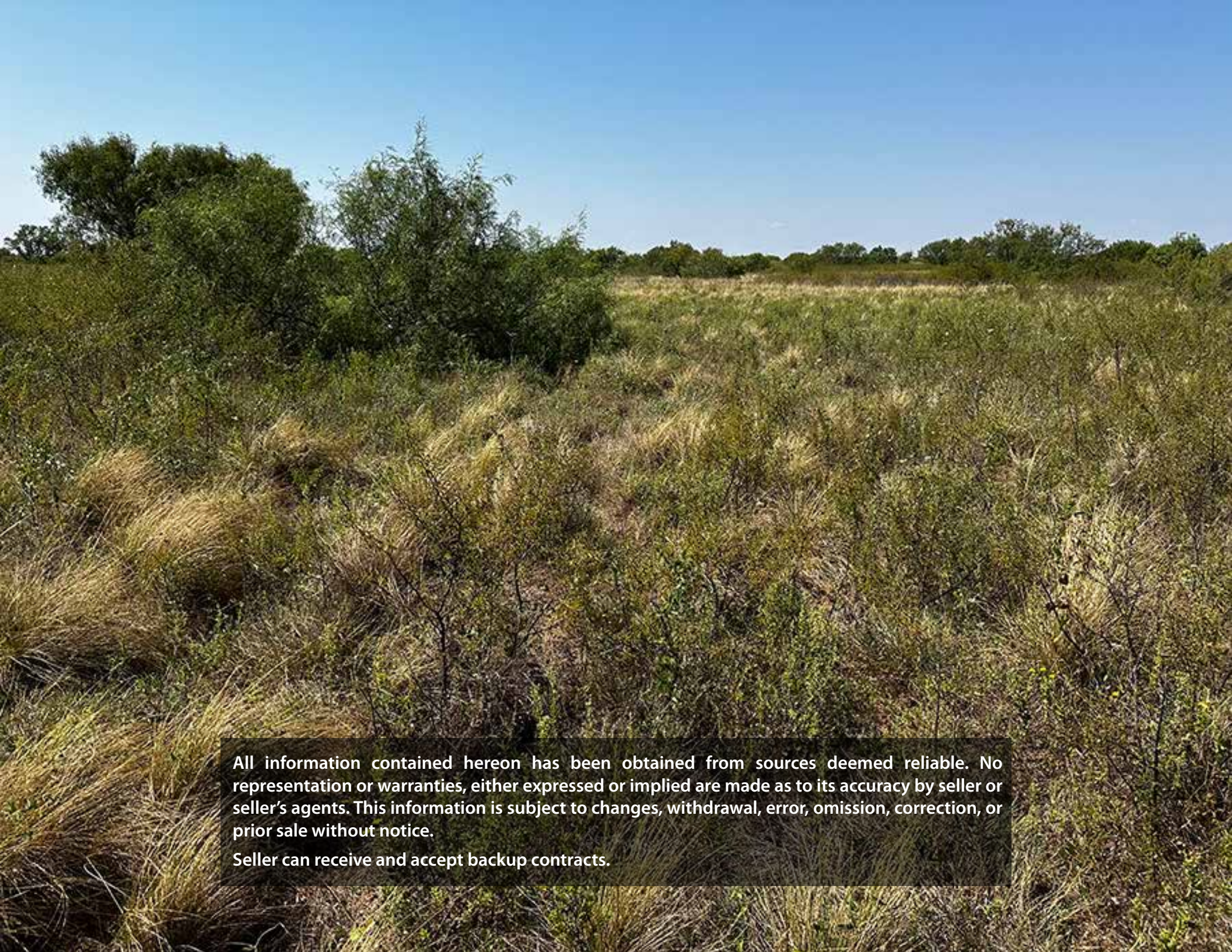








Large Cottonwood Trees



All information contained hereon has been obtained from sources deemed reliable. No representation or warranties, either expressed or implied are made as to its accuracy by seller or seller's agents. This information is subject to changes, withdrawal, error, omission, correction, or prior sale without notice.

Seller can receive and accept backup contracts.