

3M Legacy Ranch – Premier Hunting & Ranch Retreat in Throckmorton County

Whitetail Hunter's Haven | Scenic Elevations | Turnkey Cabin & Improvements

Welcome to 3M Legacy Ranch, a premier whitetail deer hunting retreat nestled in deep southeast Throckmorton County, Texas. Spanning a +/-480 acres, this exceptional property offers a diverse landscape that caters to both cattle producers and avid outdoorsmen. The property spans just over 1 mile from east to west along CR 383 and .7 miles north to south. With elevation changes from 1,230 to 1,290 feet, lush native cover, and 2 strategic food plots anchoring both southwest and northeast boundaries, 3M Legacy Ranch is a one-of-a-kind opportunity for those seeking the ultimate Texas experience.

Ranch Features & Improvements:

- ✓ Turnkey Hunting & Ranching Property – No hunting leases, only family use. Currently leased for cattle pasture. Lessee would renew if the new owner desires.
- ✓ Rugged Yet Comfortable Cabin – Features a stone wood-burning fireplace, a large front porch for recounting the day's adventures, and timeless rustic touches throughout the 2-bedroom, one bath haven. Kitchen with electric stove, Mexico-crafted carved wood bar and refrigerator.
- ✓ Diverse Terrain & Excellent Wildlife Habitat – Rolling elevations, and deep draws create the perfect environment for trophy deer, wild turkey, dove, hogs and more. Waterfowl include ducks, geese and sandhill cranes.
- ✓ ATV & Truck Trails – Well-maintained winding trails provide easy access across the property to feeders and stock tanks
- ✓ Cattle-Ready – Pipe pens, low-fence perimeter with 5 wires is in good condition, and some cross-fencing for rotational grazing across 6 areas.
- ✓ Reliable Water Sources – Four rock-bottom stock tanks/ponds that have never gone dry, plus Stephens Regional HUD water to the cabin.

Hunting & Recreation:

- Wildlife: Trophy whitetail deer, turkey, dove, duck, hogs, and varmints. Ducks, geese, sandhill cranes.
- Hunting Blinds: (3) strategically placed blinds with fencing provide prime visibility from rugged brush blinds.
- Food Plots: Two established food plots—45 acres anchoring the southwest boundary and 32 acres on the northeast corner with CR frontage.
- Fishing Potential: Stockable ponds with great surface water potential

Land & Terrain:

- Elevation Changes – Ranges from 1,230 to 1,290 feet with multiple high points and deep draws
- Tree Cover: 95% native pasture with a mix of live oak, post oak, mesquite, hackberry, and elm
- Heavy Underbrush: Ideal for deer habitat
- Lush native grasses, wildflowers

Access & Location:

- One Mile of County Road Frontage – Easy access from Hwy 183|County Road 383
- 4 miles SW of Woodson, 36 miles WSW of Graham
- 93 miles SSW of Wichita Falls | 63 miles NE of Abilene | 122 miles WNW of Fort Worth
- Multiple Nearby Airports – 25 miles from Albany Municipal Airport and 36 mi from Graham Municipal Airport, 141 miles to DFW Airport

Additional Notes:

Family-Owned Legacy Ranch – This property has been cherished for five generations, with a history of family gatherings, weddings, hunting traditions, and lasting memories. Unique features include the stones for the fireplace sourced from the land in 1975, 75+ year-old barn wood trim, and bar and tables handcrafted in Mexico over 50 years ago.

Mineral & Wind Rights:

- Minerals: No minerals convey.
- Wind Rights: 100% owned and will convey
- No Active Wells | Inactive well to be plugged | 1 old pump jack | No pumper traffic

Utilities Info:

- Fiber Optic cable connection available
- Stephens Regional SUD Water

Your Private Texas Retreat Awaits

3M Ranch is a rare gem offering the perfect blend of rugged natural beauty, premier hunting opportunities, and comfortable accommodations under the peaceful skies of Texas. Whether you're looking for a private hunting retreat, a working cattle ranch, a place to call home in the country or an investment in Texas land, this property is a must-see.

 For More Information or to Schedule a Private Tour, Contact:

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