



**Throckmorton County
388± Acres**

PRICE REDUCED! Pena Ranch - A fantastic hunting and recreational ranch conveniently located near Throckmorton, Texas this 388± acre property located in Throckmorton County. This is great deer, dove and quail country with whitetail bucks rivaling many of the best counties in the brush country of South Texas. This is a low fenced ranch with a 20,000 acre neighbor across the road. Outstanding native vegetation and tree cover providing excellent wildlife habitat.

Improvements include a recently constructed 1,200 sq ft ranch style 2 bedroom home with a metal roof, deep covered porch and stone fireplace. In addition there is a 30'x40' metal barn plus a 15' overhang. Pasture improvements include a very nice 1 acre tank, deep and always full of water, recently stocked with fish and ample road systems.

For a great a turnkey wildlife and recreation property located only 2 hours from the DFW Metroplex this is it.

REDUCED! Property listed for \$1,995 per acre



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800.447.8604 • WWW.RANCHINVESTMENTS.COM

INFO@RANCHINVESTMENTS.COM