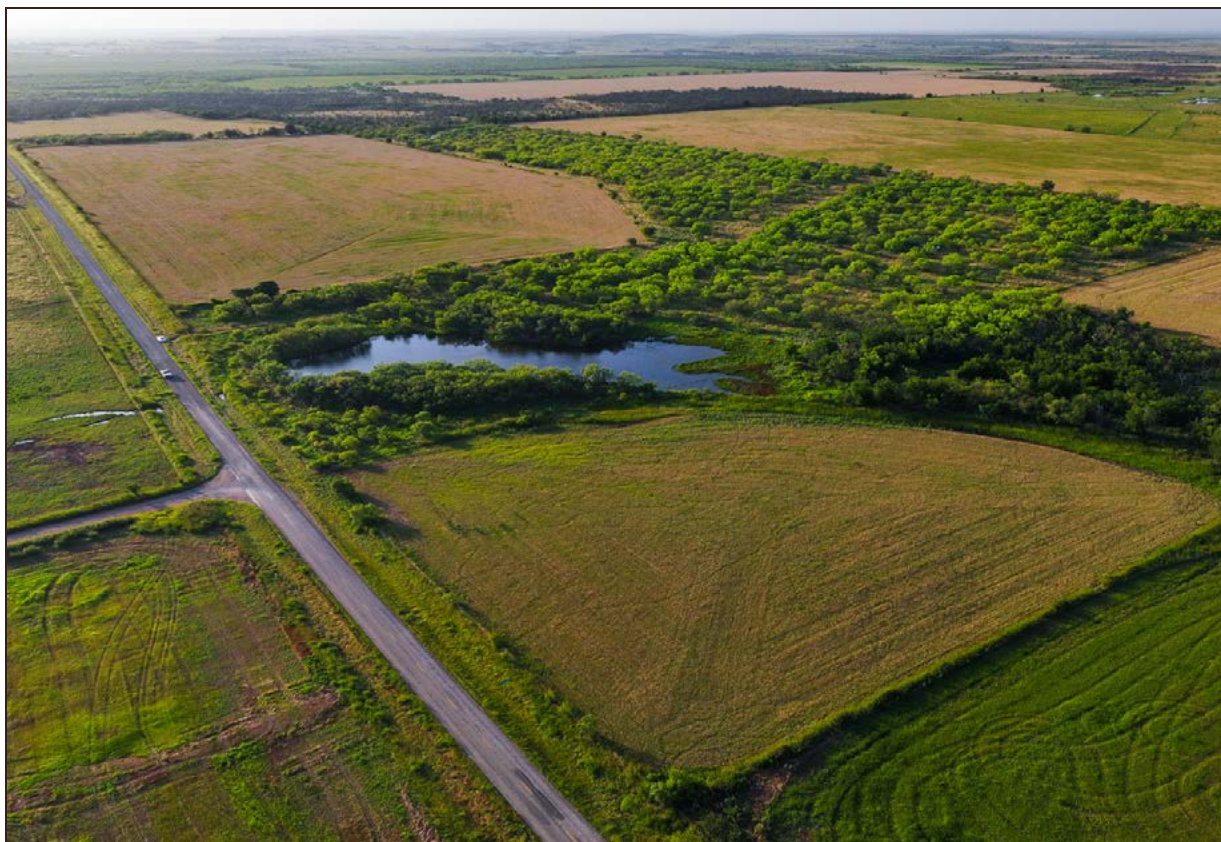




Circle G Farm
THROCKMORTON, TEXAS





Circle G Farm

THROCKMORTON, TEXAS

\$611,000 | 188± ACRES



LISTING AGENT: **BRETT GRIER**

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TRUSTED *by* GENERATIONS, *for* GENERATIONS,

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

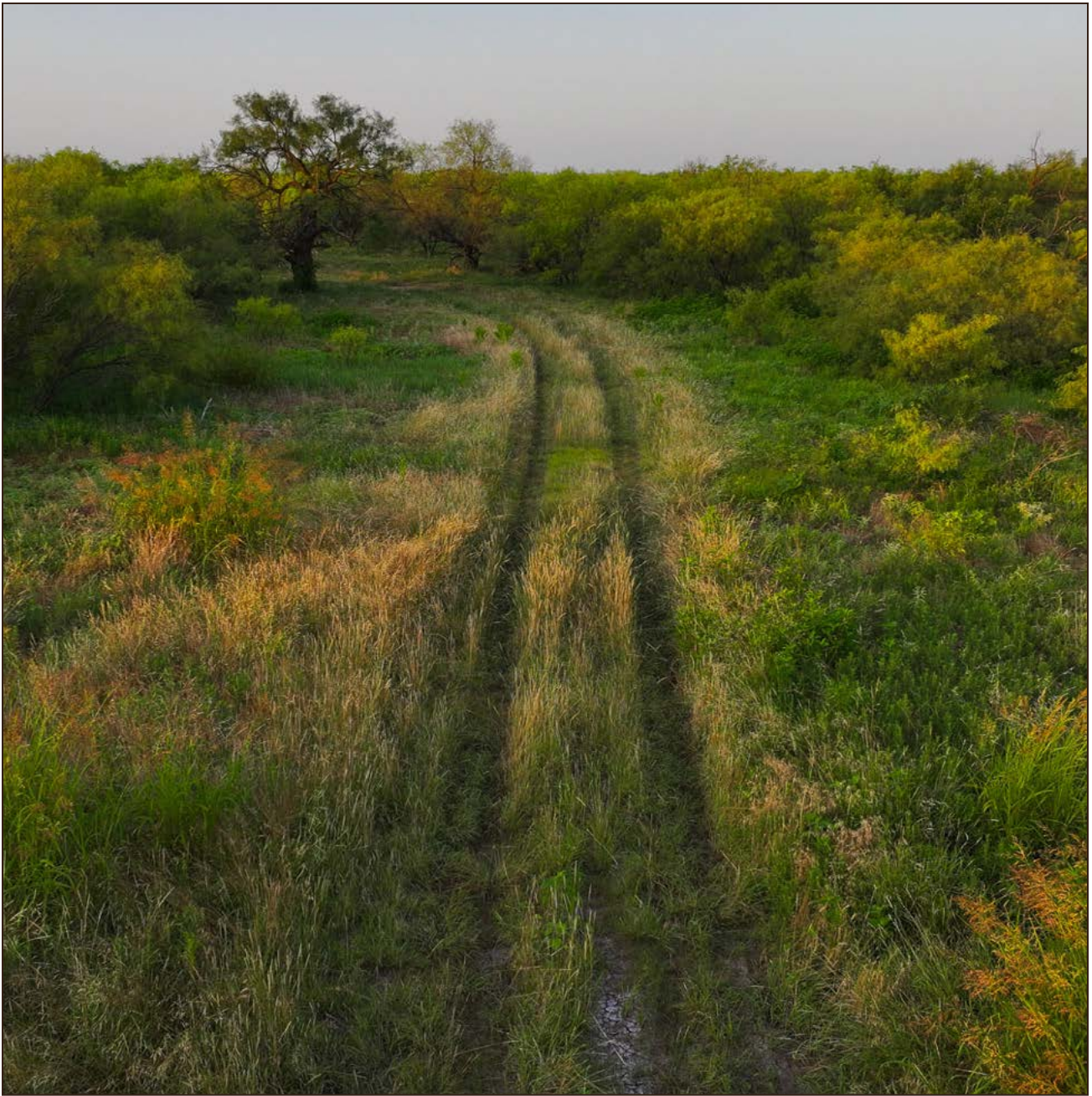
Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Circle G Farm, located in Throckmorton County, Texas, offers a balanced investment opportunity for both agricultural production and recreational enjoyment. With 188± deeded acres comprising cultivated wheat base and native brushland, the farm appeals to a broad spectrum of buyers. This property features natural surface water via two ponds and supports a reliable income stream from farm leases and a variety of hunting leases. Approximately halfway between the small towns of Throckmorton and Woodson, the area maintains a rural, undeveloped charm while providing basic needs and services. With stable climate conditions, favorable terrain, and a strong wildlife presence, Circle G Farm stands as a versatile asset.

Location

Situated approximately halfway between Throckmorton and Woodson, Texas, Circle G Farm fronts a paved farm-to-market highway just east of Highway 283. This direct access road ensures all-weather, year-round connectivity to nearby towns. No on-site airstrips are noted, and commercial air service would be accessed via Dallas-Fort Worth, Abilene, or other regional airports in the North Central Texas area.





Locale

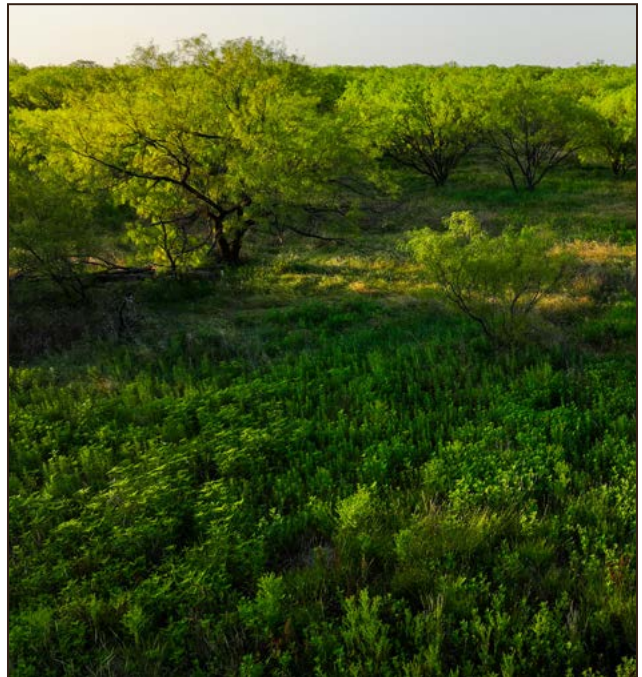
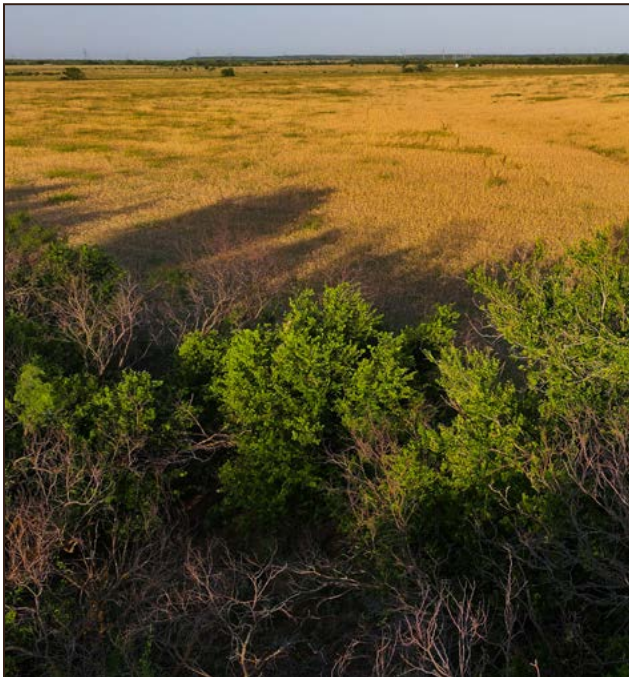
The property lies within a region defined by agriculture, oil production, and rural culture. Neighboring parcels are generally large family ranches and farms, many of which focus on recreational hunting and livestock operations. Throckmorton and Woodson are close-knit communities providing essential services such as groceries, feed stores, hardware supplies, and healthcare. With no major city within an hour's drive, the area remains largely undeveloped, offering privacy and sustained open space. Abilene, Wichita Falls, and the Dallas-Fort Worth metroplex are the nearest larger cities, offering broader commercial and cultural amenities. The general terrain is rolling topography with mesquite brushland and cultivated farmland.





General Description

Circle G Farm spans 188± acres of mixed-use terrain combining agricultural productivity with recreational appeal. The topography includes cultivated wheat pastures and dense native brush. A brush-covered draw traverses the center of the farm, creating a natural corridor that feeds two surface ponds and serves as habitat for wildlife. Basic utilities, including electric access along the road, are available. With modest structural improvements already in place, the property is well-positioned for continued or expanded use as a hunting retreat, weekend getaway, or investment-grade farm.





Acreage Breakdown

The total deeded acreage of the property is 188± acres. Of this, approximately 126± acres are under a cultivated wheat base, while the remaining 62± acres comprise native brushland and a draw with two ponds.



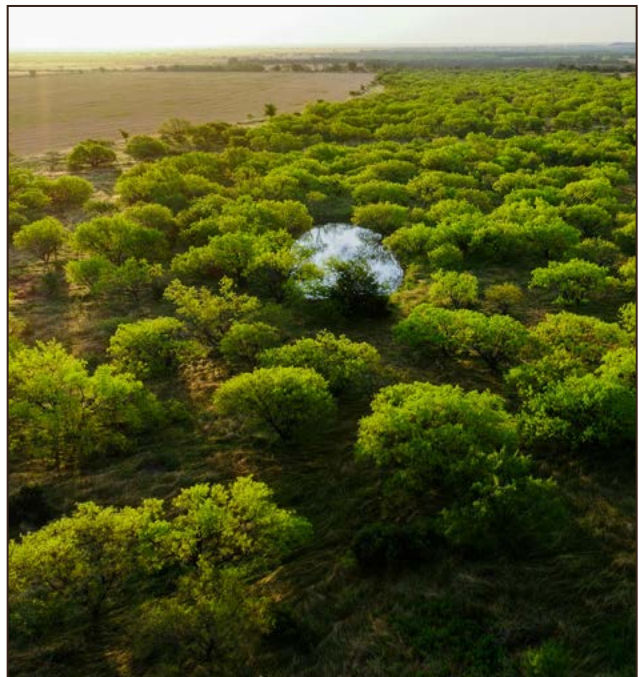
Improvements

Improvements to the property are modest but functional, supporting both livestock and operational needs. The farm maintains a perimeter fence, cross-fences, and paved road frontage with on-site infrastructure that includes an older but usable set of working pens and a shedrow barn that provides shelter for livestock.



Climate

The region experiences a semi-arid climate typical of North Central Texas. Average high temperatures in July reach 96°F, while January lows average around 30°F. Annual rainfall is approximately 27 inches, with snowfall being rare. These conditions support both crop cultivation and year-round recreational activities.





General Operations

Currently, the property is leased for wheat cultivation on 126± base acres, generating \$2,700 annually. In addition, hunting leases for dove and deer bring in \$2,500 and \$5,000 per year, respectively. Functional improvements like working pens and cross fencing support livestock operations. This blend of farming and recreation makes the property a revenue-generating asset with low maintenance requirements.





Water Resources

Water features on the property include two surface ponds situated along a natural draw that bisects the acreage. These ponds provide water for wildlife and livestock. At this time, there are no existing operational water wells or metered water services on the property.

Wildlife Resources

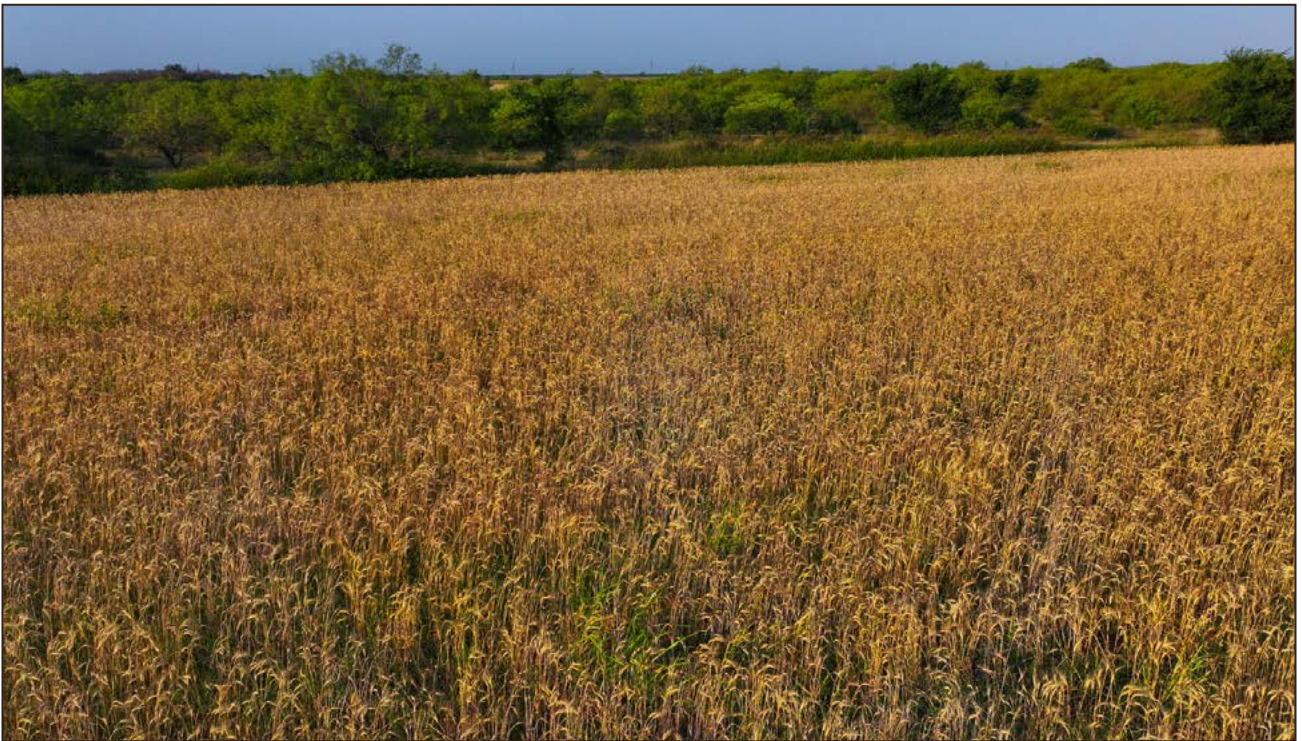
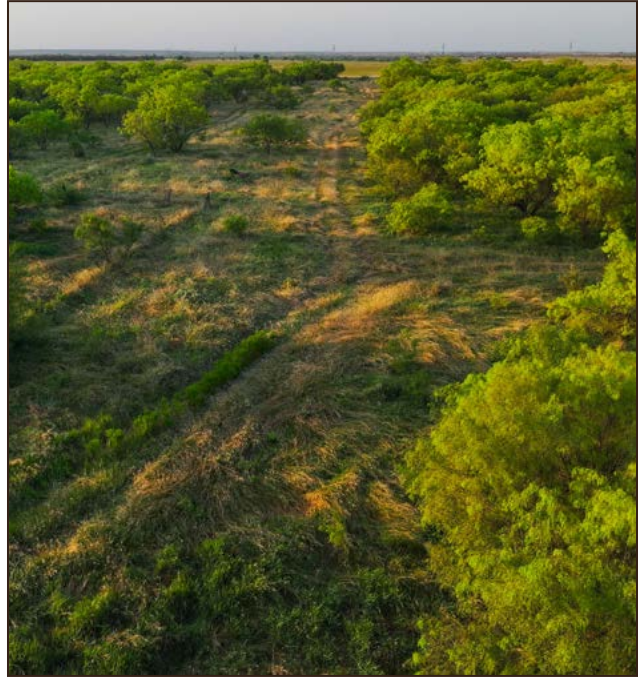
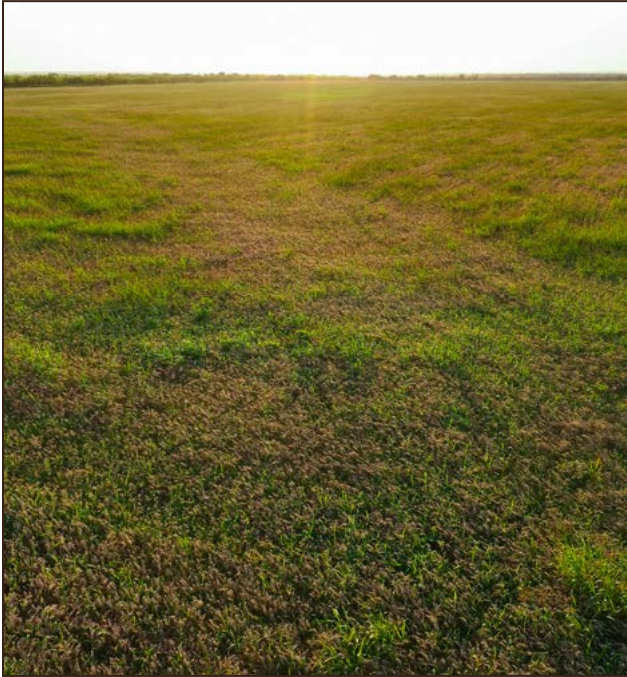
The property offers a high-quality wildlife habitat supporting Whitetail deer, Rio Grande turkey, feral hogs, and migratory game birds. The mix of cultivated crops and dense brush provides excellent conditions for seasonal hunting. Dove hunting is particularly strong due to nearby wheat fields and the presence of open water.

Recreational Opportunities

Throckmorton County is known for its hunting opportunities, including whitetail deer, doves, ducks, geese, sandhill cranes, Rio Grande turkeys, and wild pigs.

Taxes

The property carries an agricultural tax exemption, and the estimated annual property taxes are \$490.53.

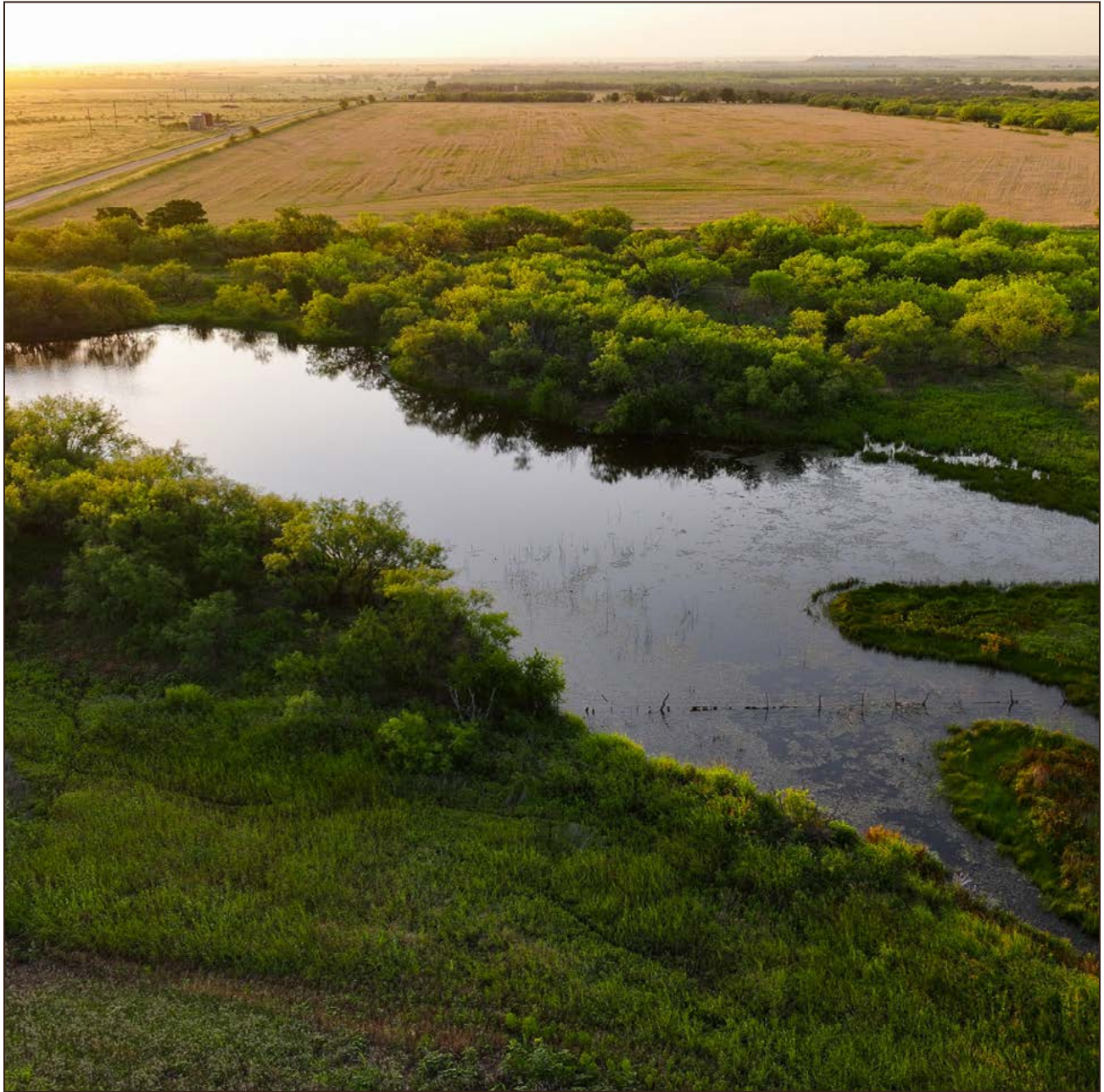


Mineral Rights

Mineral rights are negotiable with an acceptable offer. Wind and surface rights will convey with the sale of the property.

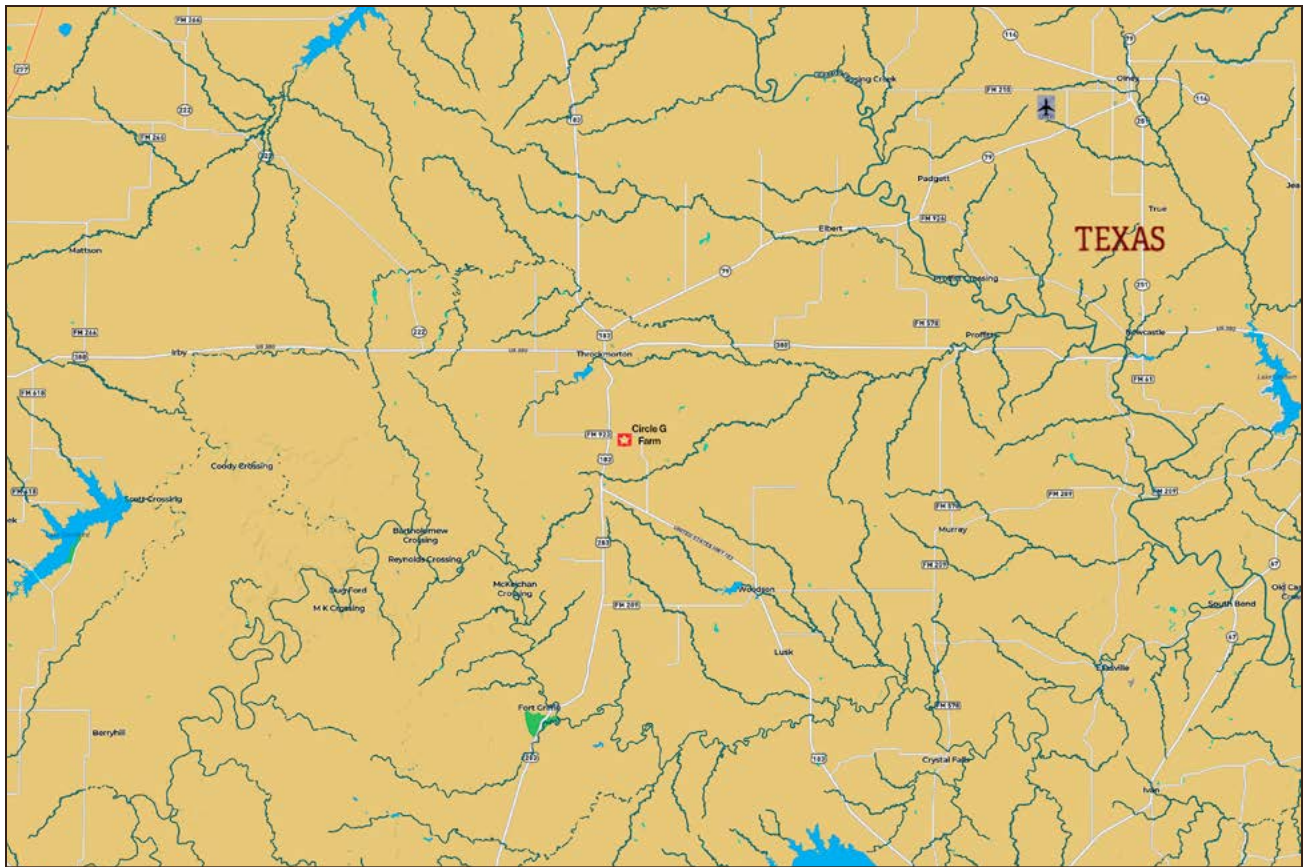
Additional Information

The leases are terminable. There is a wind lease currently on the property that is expiring. There is no wind production on the property.



Broker's Comment

This is a clean, manageable-sized farm with a strong mix of agricultural production and recreational uses. The annual income potential from farming and hunting leases makes this a compelling option for buyers seeking both use and return. The area is poised for appreciation, and this tract presents a low-risk, income-producing opportunity to invest in rural Texas land.



Click on map above for link to Land id™ map of property.

Price

\$611,000



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

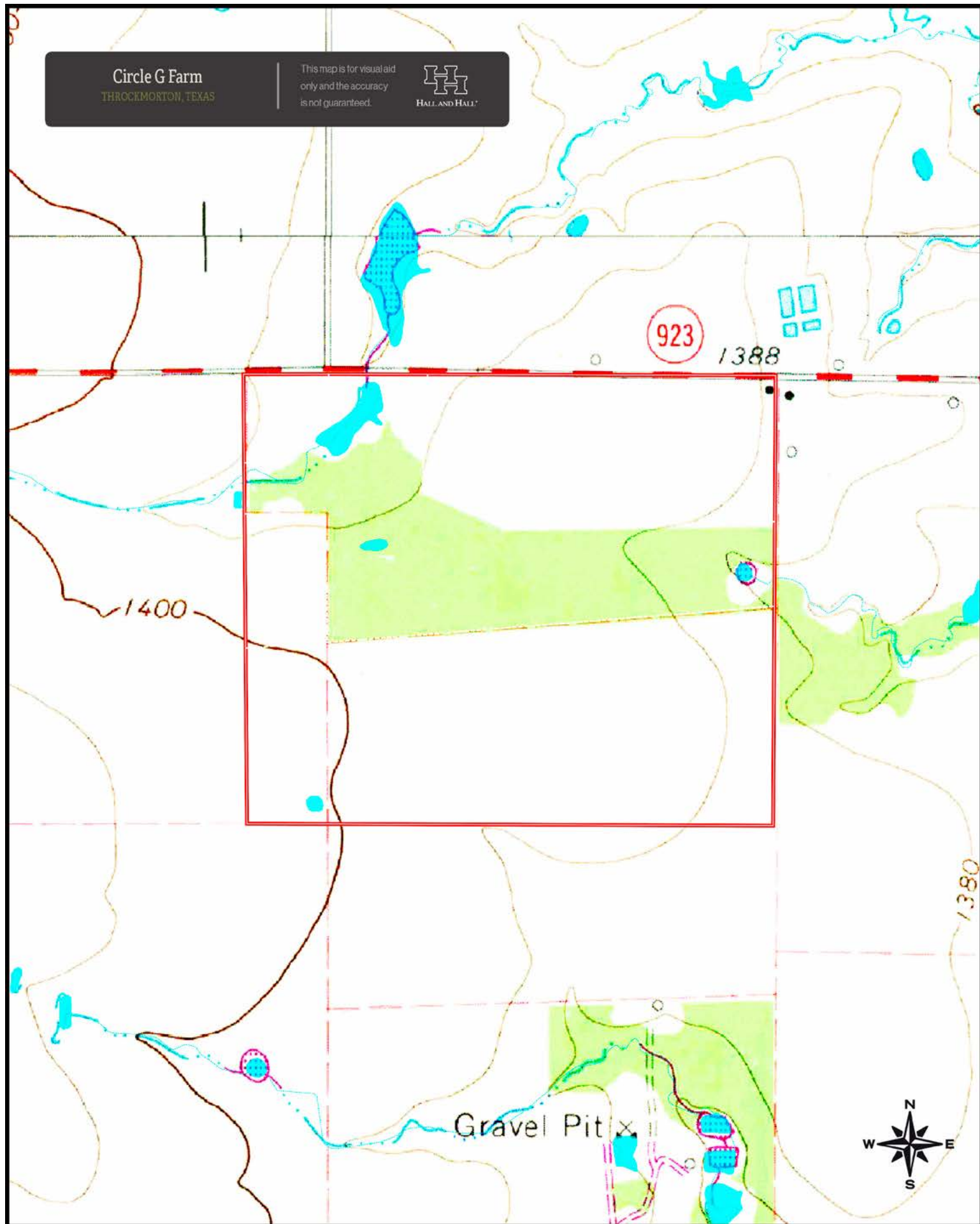
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Monte W. Lyons	588508	mlyons@hallandhall.com	806 438-0582
Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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THROCKMORTON, TEXAS

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