

Under Contract - Pending on Market

# \$990,000

Call 7138840322 Today!

## COUNTRY HOMES/ACREAGE

Multi-use North Texas ranch just minutes from Bowie! This 180± acre property features a mix of pasture, hardwood creek bottoms, mesquite thickets, and native prairie grasses, providing excellent grazing and diverse wildlife habitat. Two ponds and seasonal water from Middle Belknap Creek, abundant whitetail deer, turkey, and feral hogs, plus dual county road frontage on Applegate and Jackson Road with all-weather access. Existing fencing and interior roads make the ranch immediately usable for livestock, hunting, recreation, or a future homesite. Varied topography with approximately 70 feet of elevation change offers hilltop views. Conveniently located 25 minutes to Decatur, 1 hour to Fort Worth, and 1.5 hours to Dallas. Minerals are excluded.

### GENERAL DESCRIPTION

**Subdivision:** na

**Property Type:** Country Homes/Acreage

**Lotsize:** 7,840,800

**MLS# / Area:** NTREIS-21230265



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

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Listing Broker  
Briggs Freeman Sotheby's Int'l

0 Applegate, Bowie, TX 76230

Visit <https://www.har.com/NTREIS-21230265> for more information