

For Sale on Market

\$990,000

Call 7133771022 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
Chad Sayles

Walzel Properties - Spring

7133771022

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