

Promontory Ranch
TBD Vicars Rd.
Bellevue, TX 76228

\$7,750,000
1,128.530± Acres
Clay County



Promontory Ranch
Bellevue, TX / Clay County

SUMMARY

Address

TBD Vicars Rd.

City, State Zip

Bellevue, TX 76228

County

Clay County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.493457 / -98.068711

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 2

Acreage

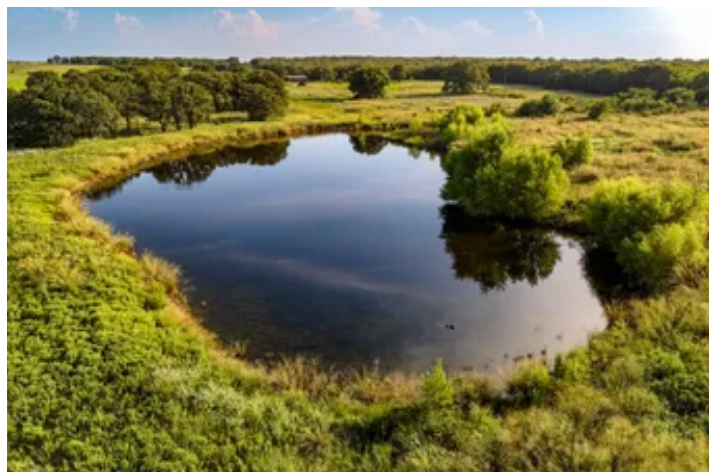
1,128.530

Price

\$7,750,000

Property Website

<https://ranchmanproperties.com/detail/promontory-ranch-clay-texas/92849/>



PROPERTY DESCRIPTION

Located just 19 miles west of Bowie and a few miles south of Vashtai, Promontory Ranch is a true North Texas showplace offering the perfect blend of beauty, productivity, and recreation. Spanning 1,128± rolling acres, this ranch captures everything that makes Clay County ranch country so special — wide-open vistas, mature hardwoods, and abundant wildlife.

Land & Water

The landscape rolls gently with roughly **110 feet of elevation change**, creating a scenic backdrop from nearly every point on the ranch. The land is a healthy **mix of 70% pasture and 30% hardwood cover**, dotted with majestic oaks and excellent wildlife habitat. **Fourteen ponds** are scattered across the ranch, providing reliable water for both livestock and wildlife. The property is **fully fenced and cross-fenced** for cattle, with a good blend of **coastal and native grasses** that make it as functional as it is beautiful.

Cattle & Improvements

The ranch is well-suited for a strong cattle operation and comes equipped with **working pens** and plenty of grazing capacity. At its heart sits a charming **1,200± sq. ft. log cabin** featuring **2 bedrooms and 2 baths**, offering a comfortable retreat after a long day on the ranch. Nearby, a **40x50 shop** with electric service provides ample space for equipment storage or future expansion. The ranch operates on a **private water well, septic system, and electric utilities**.

Wildlife & Recreation

Promontory Ranch is a hunter's paradise. The mix of pasture and wooded draws supports **whitetail deer, turkey, hogs, dove, and more**. With year-round water sources, natural cover, and limited pressure, the property is perfectly set up for exceptional hunting or wildlife management.

Access & Potential

With **county-maintained road frontage on both the east and west sides**, the ranch is easily accessible yet remarkably private. Its dual frontage also offers flexibility for **future division or investment potential**, making it equally attractive to ranchers, investors, and recreational buyers seeking a legacy property.

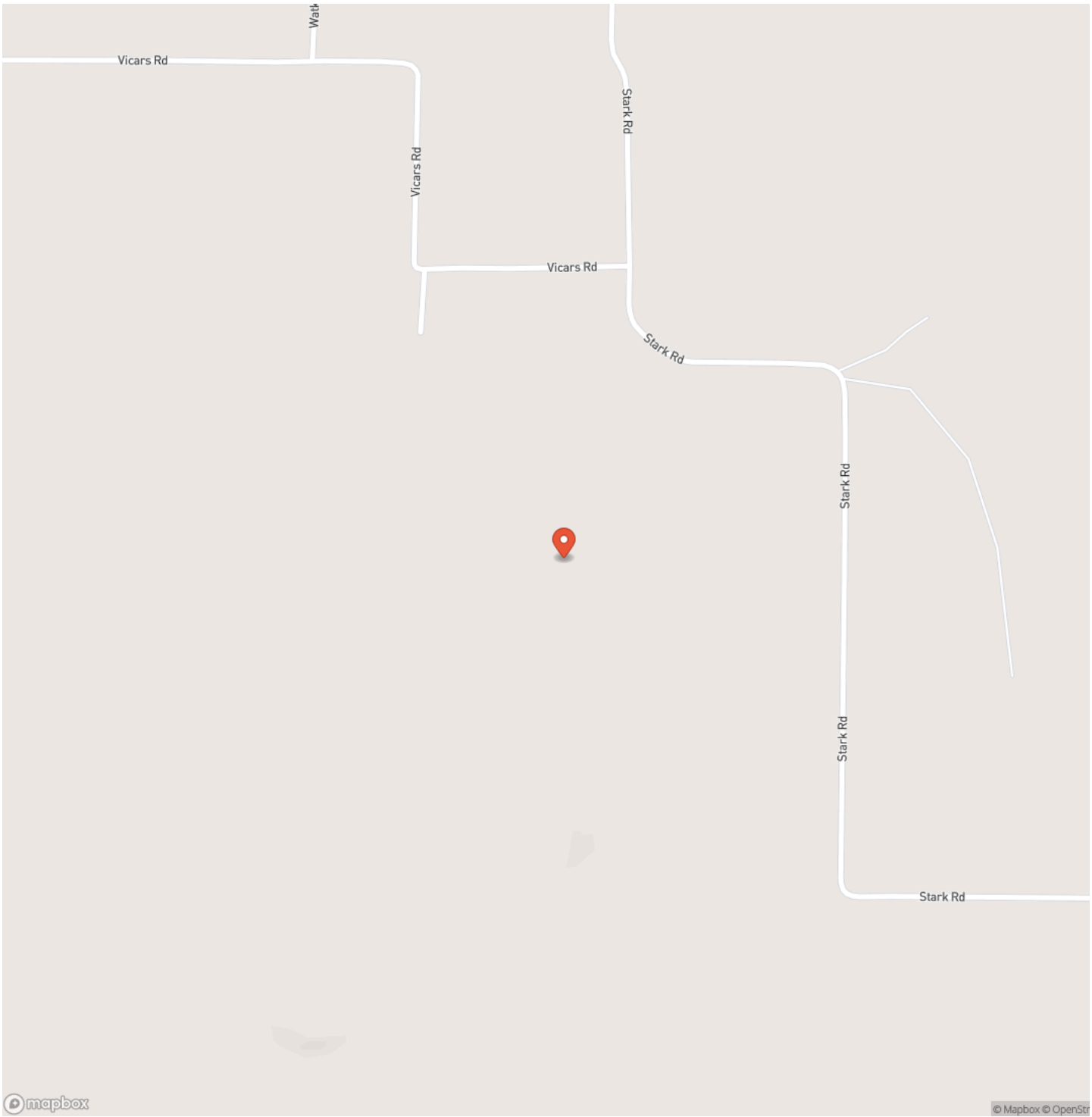
Summary

Promontory Ranch offers the rare combination of **size, usability, and natural beauty** that North Texas buyers seek but seldom find. Whether your vision is to raise cattle, build a hunting retreat, or secure a long-term land investment, this Clay County gem is a property you'll want to see in person.

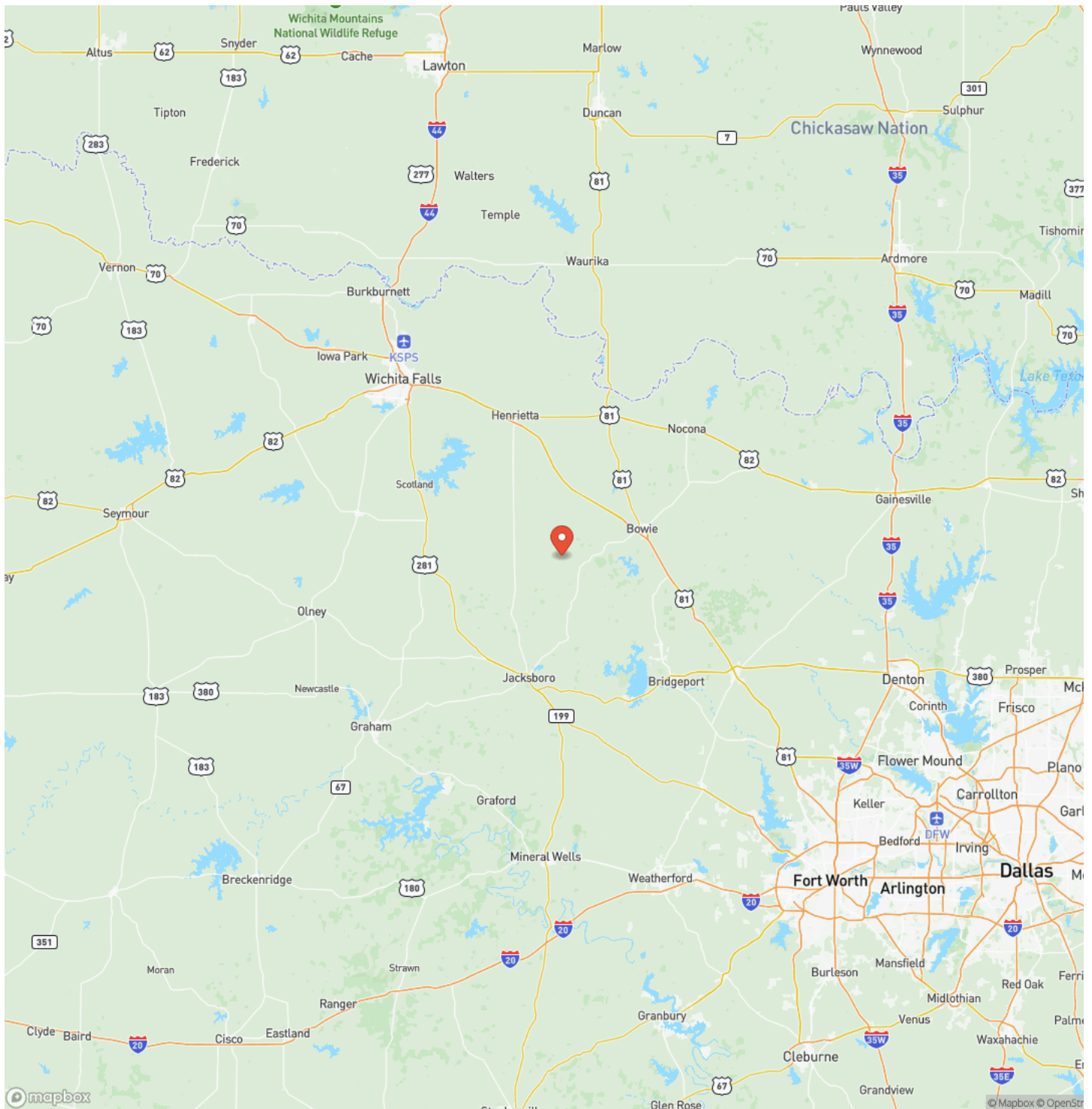
Promontory Ranch
Bellevue, TX / Clay County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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RanchmanProperties.com

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