

380 PR 297

BOWIE, TEXAS

82.52 ACRES

**A PREMIER BOWIE
SPORTSMAN'S HAVEN**

"North Texas Retreat Built for Adventure"



YEAR-ROUND RECREATIONAL PARADISE



Welcome to your ultimate outdoor getaway, an exceptional 82 acre ranch perfectly positioned next to Amon G. Carter Lake in Bowie, Texas. This turnkey recreational paradise is ideal for the sportsman, nature lover, or family seeking a peaceful escape with all the amenities. At the heart of the property lies a stunning 20 acre stocked lake, teeming with trophy largemouth bass and giant catfish, a true angler's dream.

For waterfowl enthusiasts, the established duck blind provides excellent duck hunting opportunities throughout the season.



The ranch is anchored by a 2,640 sqft lodge offering all the comforts of home including a full kitchen, bathroom, spacious sleeping quarters, and breathtaking views of the water. Whether you're enjoying morning coffee or watching the sun set over the lake, this lodge is designed for both relaxation and entertaining. Additional features include a private dock, equipment fishing house, and gently rolling terrain with mature trees. Wildlife is abundant with whitetail deer and turkey throughout the property, making it a true year-round hunting destination.

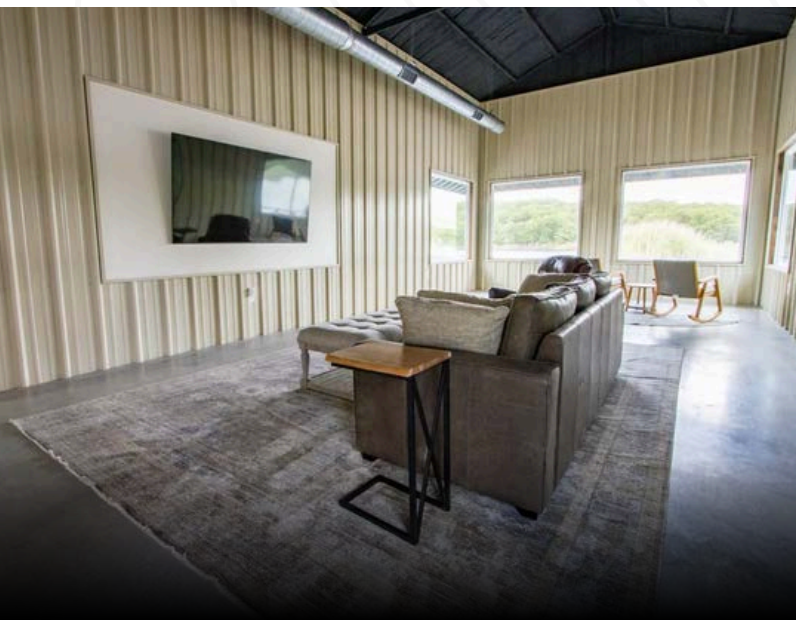
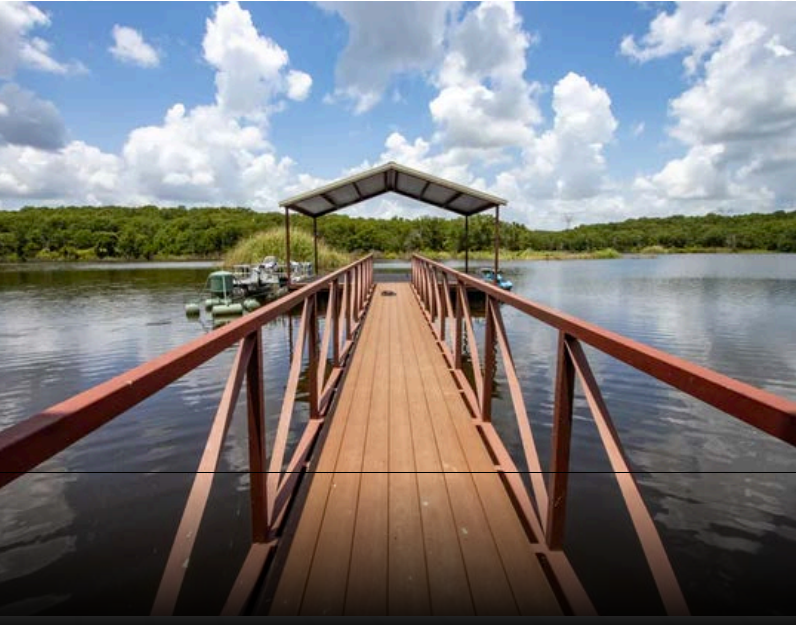
EXCEPTIONAL FEATURES

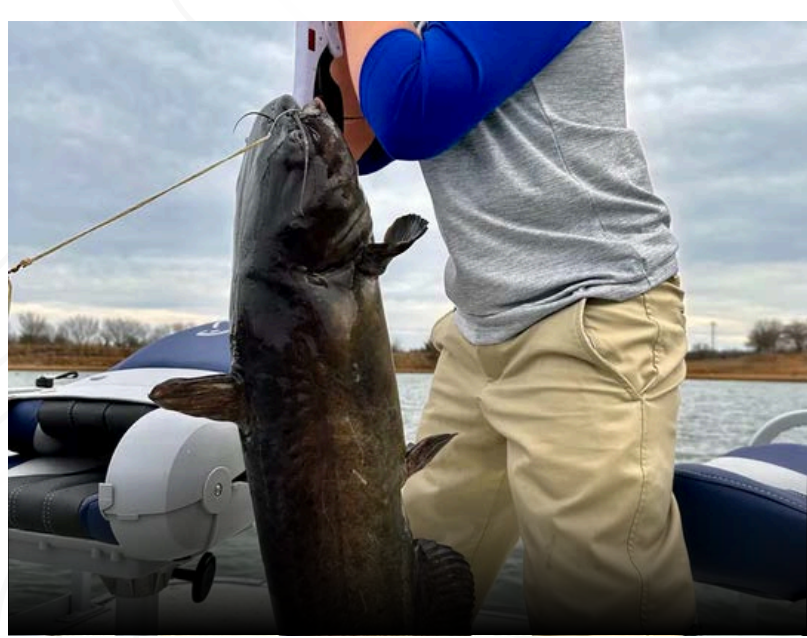
A premier North Texas getaway offering top-tier recreation, comfort, and natural beauty.

- 20-Acre Stocked Lake – Trophy largemouth bass, giant catfish, and scenic waterfront views create an angler's dream setting.
- Turnkey 2,640 Sq Ft Lodge – Full kitchen, bathroom, spacious sleeping areas, and panoramic lake views for hosting and comfort.
- Established Duck Hunting Setup – Includes a well-placed duck blind offering excellent seasonal waterfowl opportunities.
- Private Dock & Fishing House – Ready for boating, fishing, gear storage, and lakeside recreation.
- Diverse Terrain & Wildlife – Rolling land with mature trees, abundant whitetail deer, turkey, and year-round outdoor recreation.
- Diverse Wildlife & Terrain – Rolling land, mature trees, whitetail, turkey, and year-round outdoor fun.
- Prime Location – Next to Amon G. Carter Lake and only 1.5 hours from DFW



ADDITIONAL PHOTOS





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



KELLERWILLIAMS
LAND



940-320-9181



info@ranchmanproperties.com