

PROMONTORY RANCH

1,137.05 ACRES
BELLEVUE, TEXAS



**A TRUE NORTH
TEXAS SHOWPLACE**

*"Wildlife-rich, turnkey ranching
and recreational paradise."*



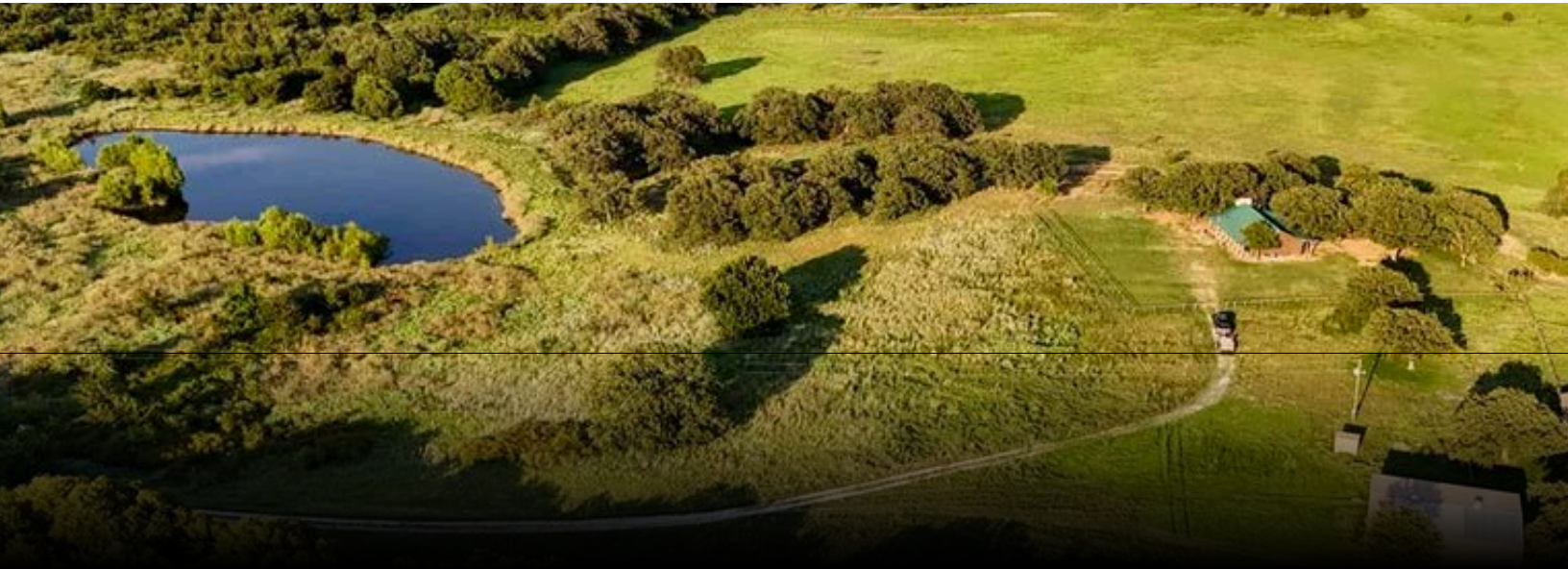
RANCHMAN
PROPERTIES
TEAM

WHERE NATURAL BEAUTY MEETS INVESTMENT POTENTIAL



Located just 19 miles west of Bowie and a few miles south of Vashti, Promontory Ranch is a true North Texas showplace offering the perfect blend of beauty, productivity, and recreation. Spanning 1,137± rolling acres, this ranch captures everything that makes Clay County ranch country so special — wide-open vistas, mature hardwoods, and abundant wildlife.

The landscape rolls gently with roughly 110 feet of elevation change, creating a scenic backdrop from nearly every point on the ranch.



The ranch features a balanced mix of 70% pasture and 30% hardwoods, with majestic oaks and excellent wildlife habitat. Fourteen ponds provide reliable water for livestock and wildlife, while well-maintained fencing and a mix of coastal and native grasses make the property both functional and scenic.

With county-maintained road frontage on the east and west sides, the ranch is easily accessible yet private, offering flexibility for future division, investment, or legacy ownership.

EXCEPTIONAL FEATURES



Spanning 1,137± rolling acres just west of Bowie, this ranch blends scenic beauty, productive land, and unmatched recreational opportunities.

- **Expansive Terrain:** Rolling hills with 110 feet of elevation change provide breathtaking vistas across pasture and hardwood draws.
- **Balanced Land Use:** 70% pasture and 30% hardwoods, dotted with majestic oaks, supporting both livestock and abundant wildlife.
- **Abundant Water:** Fourteen ponds supply reliable water for livestock and wildlife, ensuring year-round sustainability.
- **Cattle & Improvements:** Working pens, ample grazing, a 1,200± sq. ft. log cabin, and a 40x50 shop with electric service.
- **Wildlife & Recreation:** Habitat supports whitetail deer, turkey, hogs, and dove, making it ideal for hunting and wildlife management.

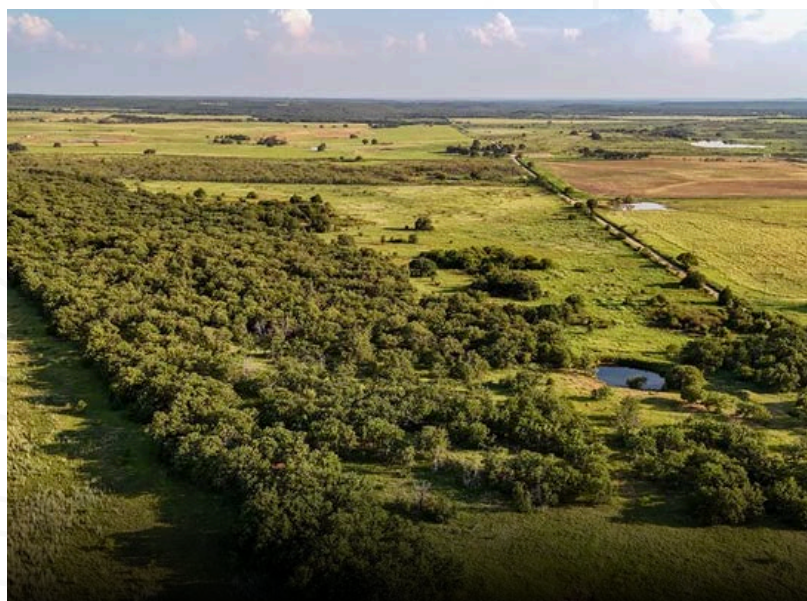
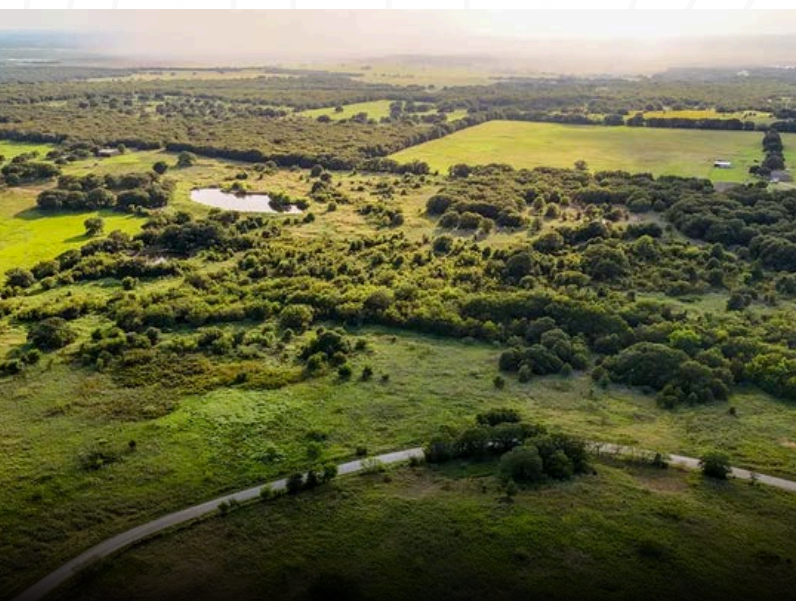
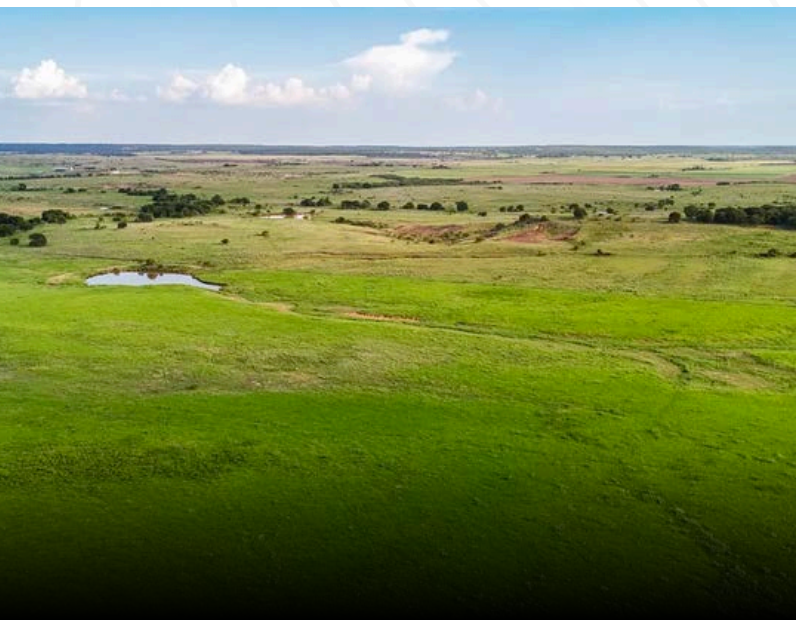
County road frontage ensures privacy and accessibility, with flexibility for future division or investment.

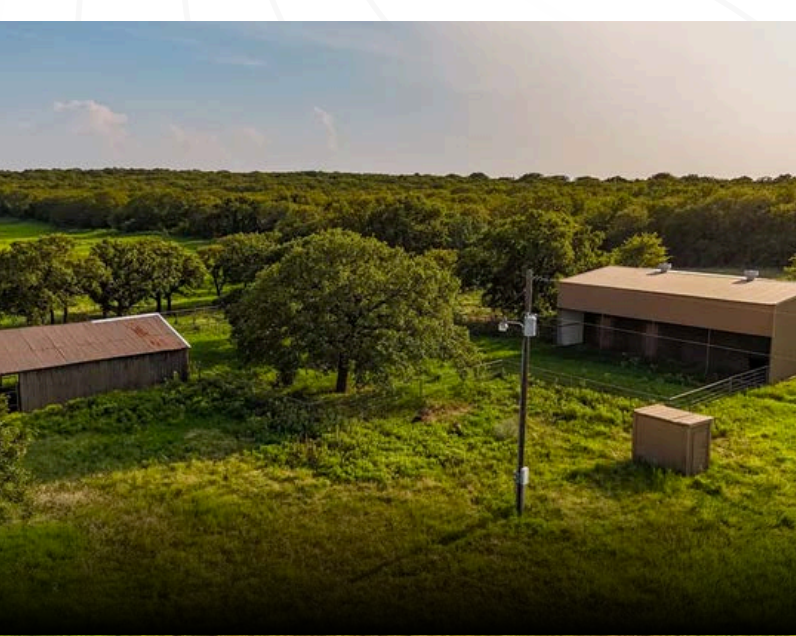
WILDLIFE AND RECREATION CONVERGE

Promontory Ranch is a true hunter's paradise, where rolling pastures and wooded draws support abundant whitetail deer, turkey, hogs, dove, and more. With year-round water, natural cover, and minimal hunting pressure, the property is ideally suited for premier hunting experiences and expert wildlife management. Scenic terrain and diverse habitats offer unmatched opportunities for outdoor recreation and game observation, creating a true North Texas wildlife retreat.



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.



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