### CIRCLE B RANCH

398± ACRES
MONTAGUE COUNTY, TEXAS
\$4,278,392





(214) 361-9191 www.hrcranch.com

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**OVERVIEW:** A true combination ranch, Circle B Ranch caters to both livestock ranchers and outdoor enthusiasts. Towering hardwood canopies, fertile pastures, cleared trails, scenic creeks, and abundant natural forbs create an ideal habitat for wildlife. The property's rolling terrain features significant elevation changes, providing breathtaking treetop views stretching for miles. Robust surface water resources further enhance the land's functionality and beauty.

A recently updated barndominium with living quarters provides comfortable accommodations, offering expansive views from the back deck. Beyond this structure, the property remains largely untouched by improvements, preserving its intrinsic land value. It is ideally suited for the construction of a primary

residence overlooking the picturesque 3+ acre lake. This versatile ranch supports a range of uses, including hunting, recreation, and livestock. Whether you are seeking a primary residence or a private retreat, Circle B Ranch presents a rare combination of diverse features and a good mix of uses.

Circle B Ranch offers a 60/40 balance of hardwoods to pastureland. Nestled in the Cross Timbers region of Texas, the property is located on Jim Harry Loop near Sunset and Alvord, close to the Wise County line. Combining scenic recreational appeal with strong agricultural potential, this exceptional property is just one hour from Fort Worth and 1.5 hours from Dallas.



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LOCATION & DIRECTIONS: Circle B Ranch is located in southern Montague County approximately one hour northwest of Fort Worth and 1.5 hours north-northwest of Dallas, with nearby towns including Sunset, Decatur, and Denton. Road frontage is on Jim Harry Loop and Mathers Road leads directly into the ranch's entry gate.

From Decatur, travel north on US-287 for approximately nine miles before taking the US-81 BUS N/US-287 BUS N exit toward Alvord. Continue for about a mile, then turn right onto N Wickham Street. Follow as it transitions into S Farm to Market Road 1655/N Proctor Street, then continue for several miles before turning left onto Mathers Road. Proceed for three miles until reaching Jim Harry Loop, where the ranch entry gate is located at the intersection of Jim Harry Loop and Mathers Road.

LAND & TOPOGRAPHY: The landscape of Circle B Ranch is characterized by a well-balanced mix of wooded areas and open pastures. Primary tree cover includes a variety of oak species, pecan and cottonwood trees in the creek bottoms, as





well as hickory, elm, cedar, etc. Approximately 60% of the ranch is covered with mature timber, offering excellent wildlife habitat, shade for livestock, and an ideal setting for future ranch improvements. The pastures consist of native and improved Bermuda grasses, which provide high-quality forage for cattle. Of the total 398 acres, approximately 160 acres are dedicated to pastureland, with the northern pasture primarily used for hay production. The ranch currently supports a carrying capacity of 25-35 animal units.

Rolling terrain with elevation changes of approximately 100 feet creates a visually dynamic setting. Partially graveled entry road and recently cleared trails wind through the property, connecting key areas of interest. The highest point of the ranch, located along the western boundary at approximately 1,030 feet, offers breathtaking panoramic views. From here, the land slopes down 90 to 100 feet toward the lowest point overlooking the large central lake. Seasonal creek drainages add to the property's natural beauty, further contributing to its appeal as both a working ranch and a recreational retreat.



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WATER FEATURES: Water resources are a defining feature of Circle B Ranch, supporting both livestock and wildlife. The property includes two lakes measuring approximately 3.25 and 2.4 acres in size, along with nine ponds and several seasonal creek drainages that feed into Denton Creek. The ranch lies within the Trinity Aquifer/Paluxy Formation, with groundwater depths ranging from 160 to 280 feet, based on nearby water wells. These extensive water features not only provide a good water source for livestock, but also create excellent fishing and duck hunting opportunities.

**IMPROVEMENTS:** The ranch features a functional 5,400± square-foot barndominium, recently updated with new windows, siding, carpet, a downstairs bathroom, balcony decking, and fresh paint throughout. The first floor serves as barn space, while the second floor offers 2,040 square feet of living space, including two bedrooms, two bathrooms, and a spacious living area with a kitchen.

Perched atop a hill, the barndominium boasts a stunning northeast-facing view from the back porch. While fully functional, it could benefit from further updates.

Additionally, the property includes an excellent homesite overlooking the ranch's largest body of water. This secluded location, surrounded by manicured tree lines and open pastures, provides an ideal setting for a future residence.

An old barn with cattle pens, located just east of the barndominium, provides additional storage and livestock sorting capabilities. Adjacent to the barndominium, a brick pumphouse contains a quality water well that services the ranch's improvements.









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WILDLIFE: The ranch is home to a thriving native wildlife population, including Whitetail deer, Rio Grande turkey, dove, and migratory waterfowl. Native species such as varmints, toads, lizards, birds, and insects contribute to a diverse and balanced ecosystem. Select areas could be cultivated and utilized as wildlife food plots in late summer or early fall to further support the wildlife and native deer herd.

**FENCES AND TRAILS:** The property is fully fenced with internal cross-fencing, all in fair to good condition and suitable for cattle. New gates have been added at key intersections for better access. The internal trail system has been recently cleared, and a new trail now runs along the northern perimeter fences.

**LEASES, EASEMENTS, & MINERAL RIGHTS:** A grazing lease is currently in place but can be terminated upon a sale if desired. A single pipeline easement runs along Jim Harry Loop near the fence line. There is no active oil or gas production on the property, and the owner will convey any minerals owned with no warranties regarding mineral ownership.

**UTILITIES:** One water well exists on the ranch. This well services all existing improvements. Residential electricity is available to the barn/barndominium with a septic system in place.

**SCHOOL DISTRICT:** Bowie Independent School District









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TAXES: The estimated property taxes for 2024 are \$1,971.25, with an agricultural exemption currently in place.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

PRICE: \$4,278,392 (\$10,750/ACRE)



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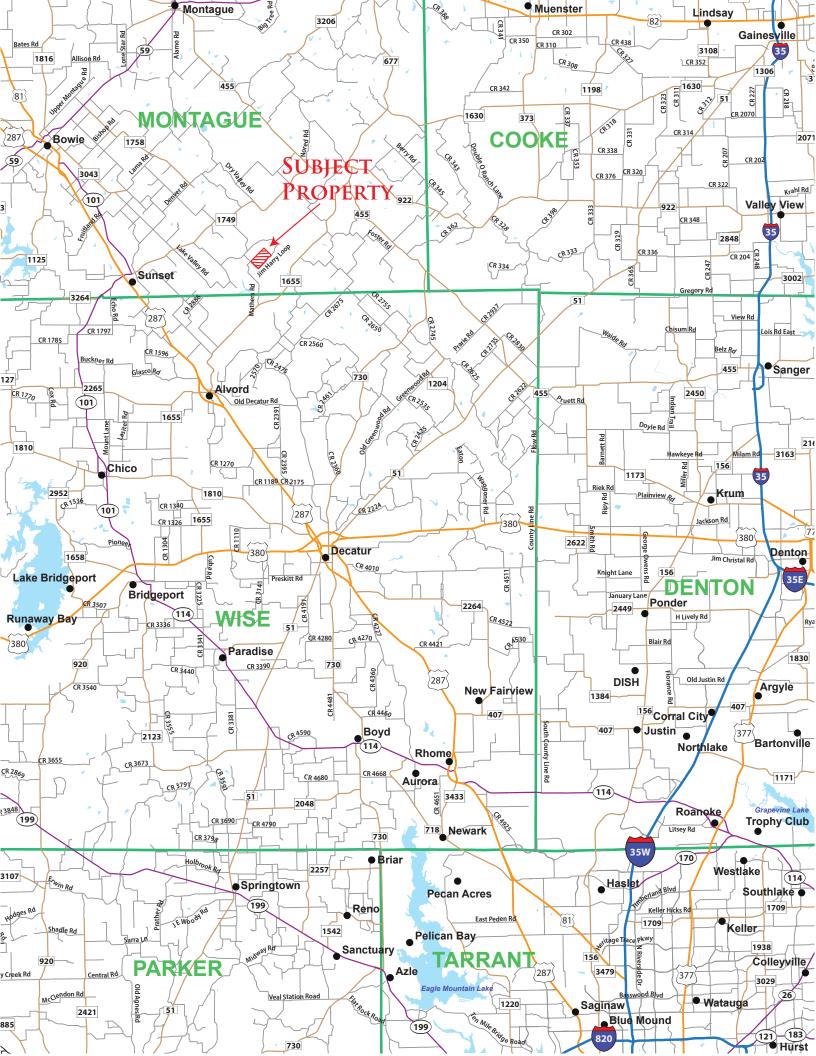


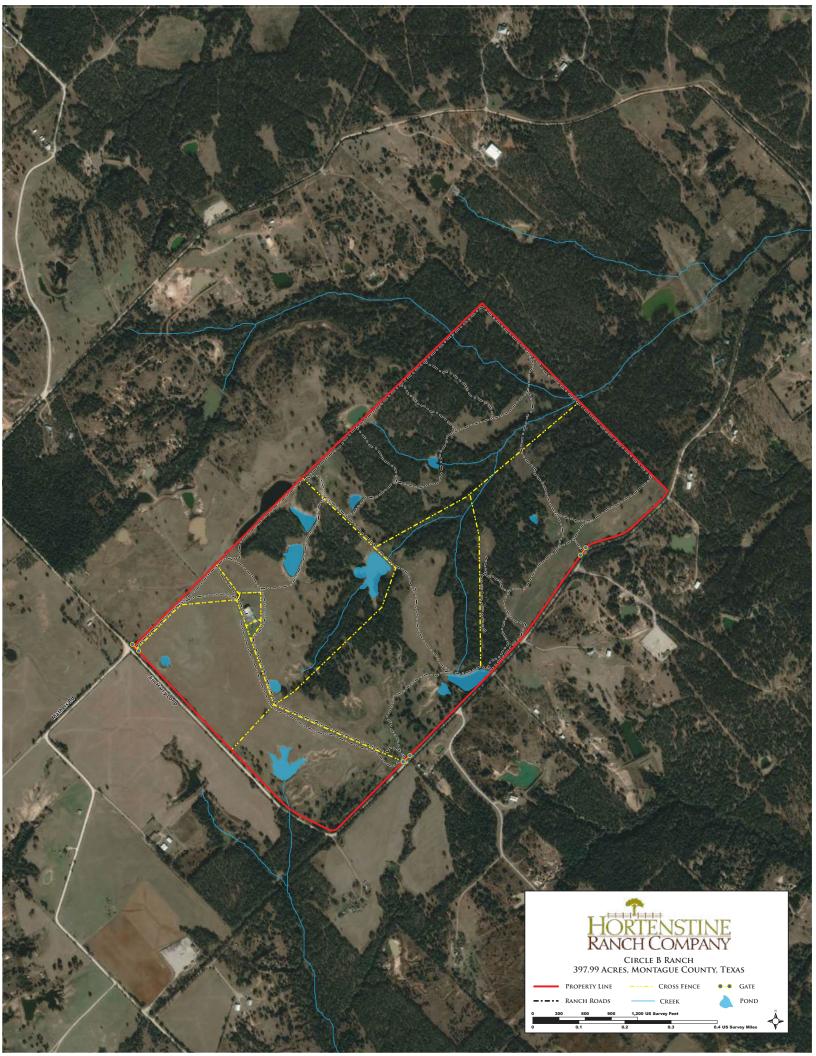


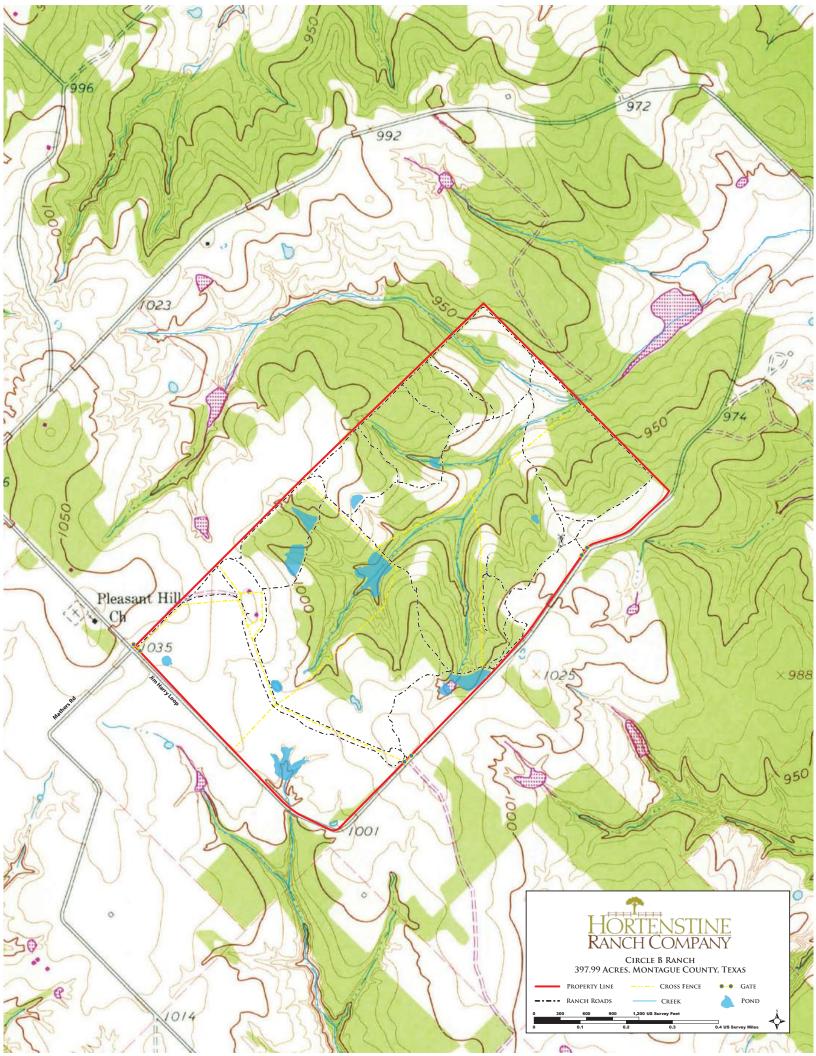
















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