

380 PR 297, Bowie, Texas 76230
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Bowie, TX 76230

\$2,375,000
82.520± Acres
Montague County



380 PR 297, Bowie, Texas 76230
Bowie, TX / Montague County

SUMMARY

Address

380 PR 297

City, State Zip

Bowie, TX 76230

County

Montague County

Type

Hunting Land, Ranches, Recreational Land, Lakefront

Latitude / Longitude

33.472719 / -97.918081

Dwelling Square Feet

2640

Bedrooms / Bathrooms

1 / 1

Acreage

82.520

Price

\$2,375,000

Property Website

<https://ranchmanproperties.com/detail/380-pr-297-bowie-texas-76230-montague-texas/84211/>



PROPERTY DESCRIPTION

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.

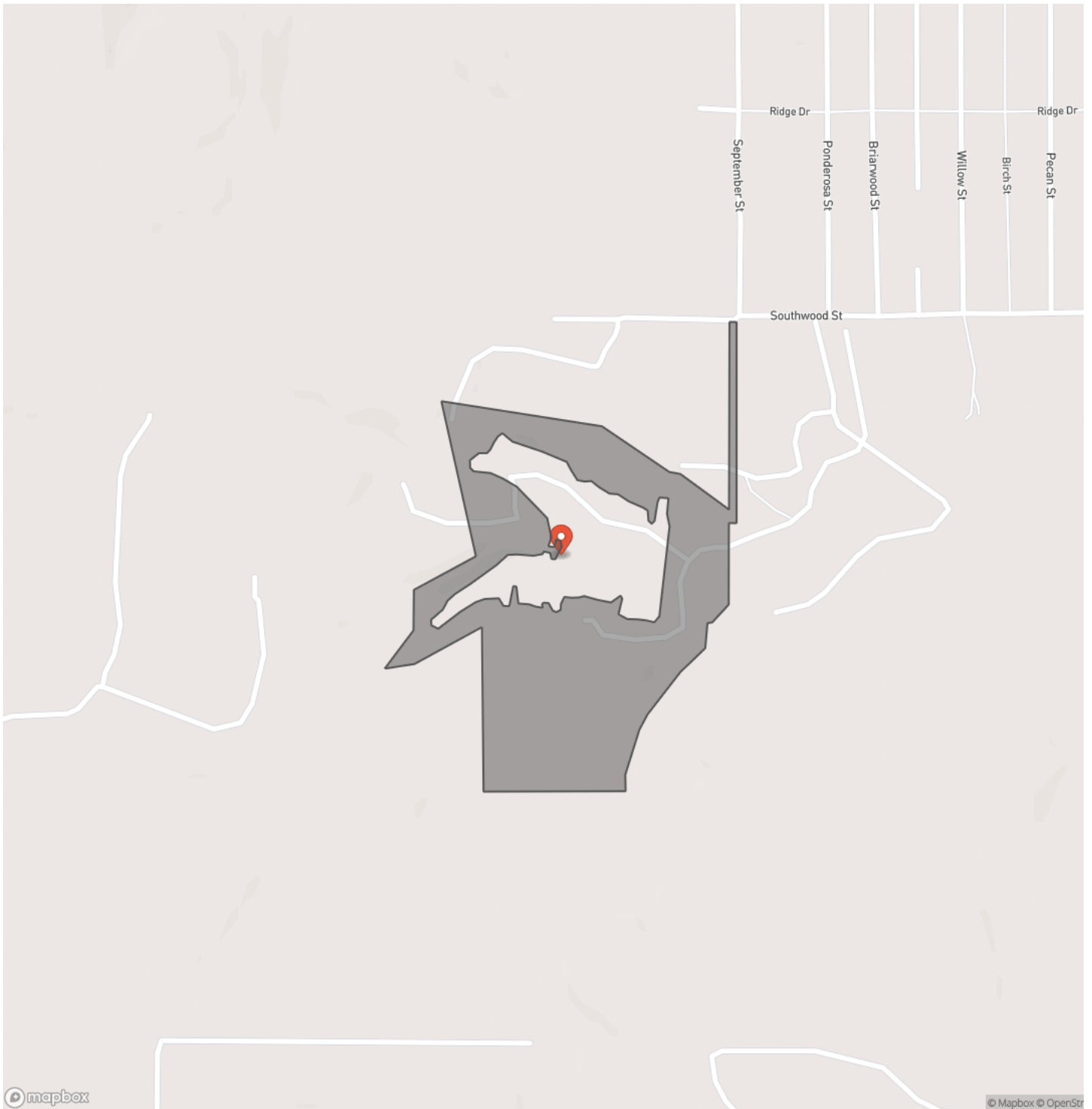
The ranch is anchored by a 2,640 sqft lodge offering all the comforts of home including a full kitchen, bathroom, spacious sleeping quarters, and breathtaking views of the water. Whether you're enjoying morning coffee or watching the sun set over the lake, this lodge is designed for both relaxation and 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.

Located just 1.5 hours from the DFW Metroplex, this property combines convenience with seclusion making it an ideal weekend retreat, family compound, or legacy ranch.

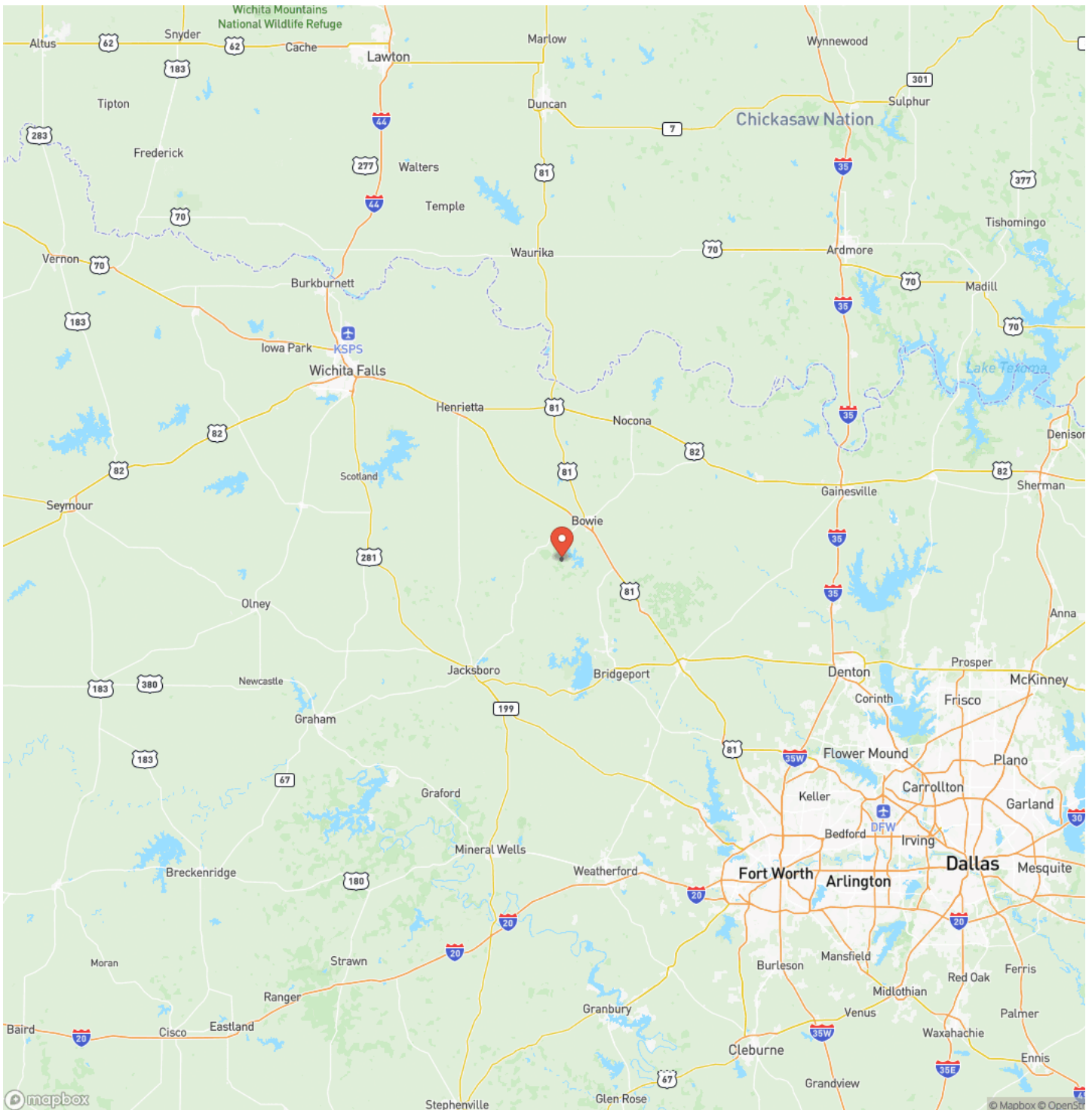
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Locator Map



Locator Map



Satellite Map



380 PR 297, Bowie, Texas 76230
Bowie, TX / Montague County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jason Trosper

Mobile

(940) 300-8385

Email

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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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