

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

**\$2,499,000**  
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**

\$2,499,000

### **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.

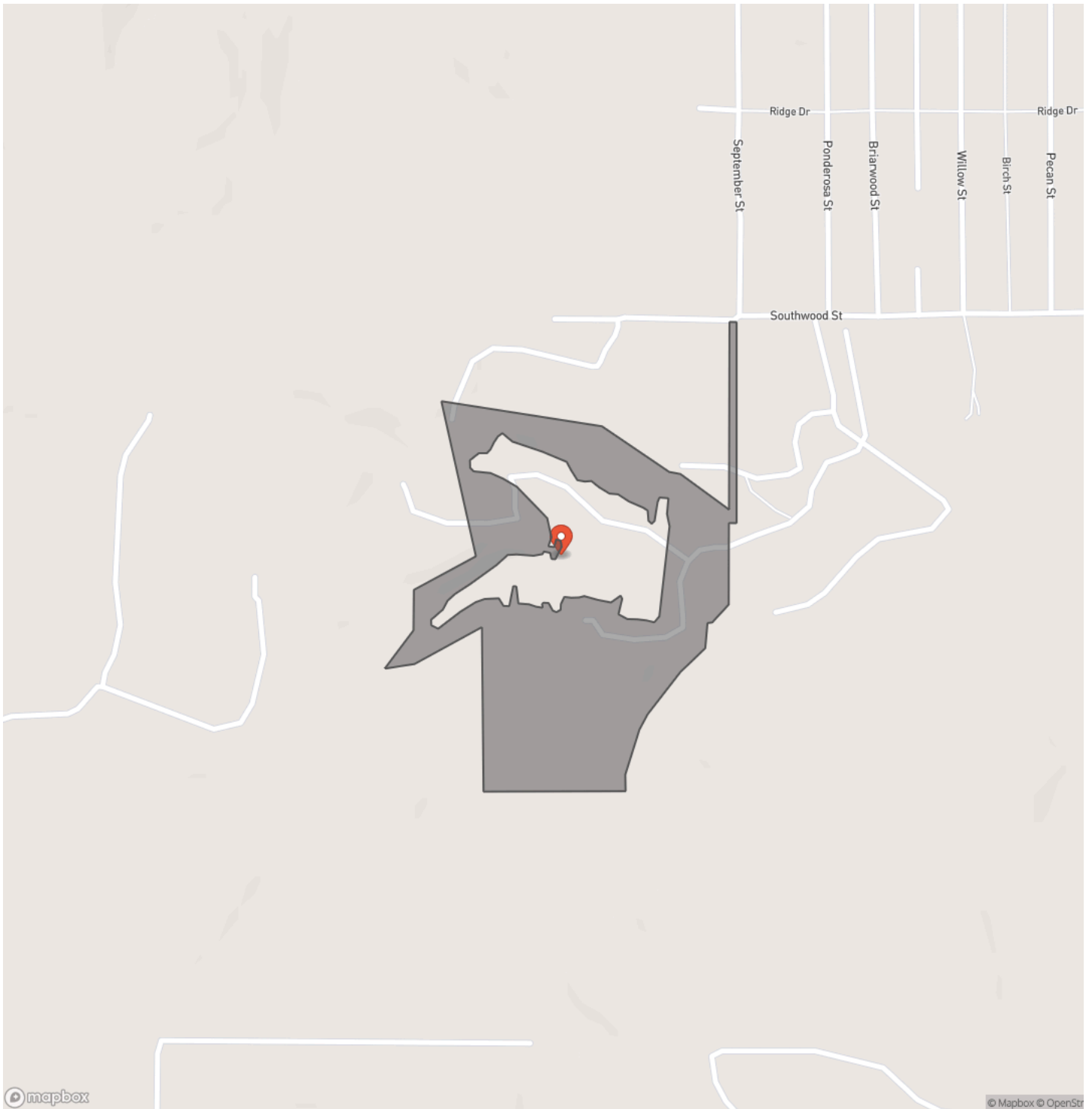
Located just 1.5 hours from the DFW Metroplex, this property combines convenience with seclusion making it an ideal weekend retreat, family compound, or legacy ranch.



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



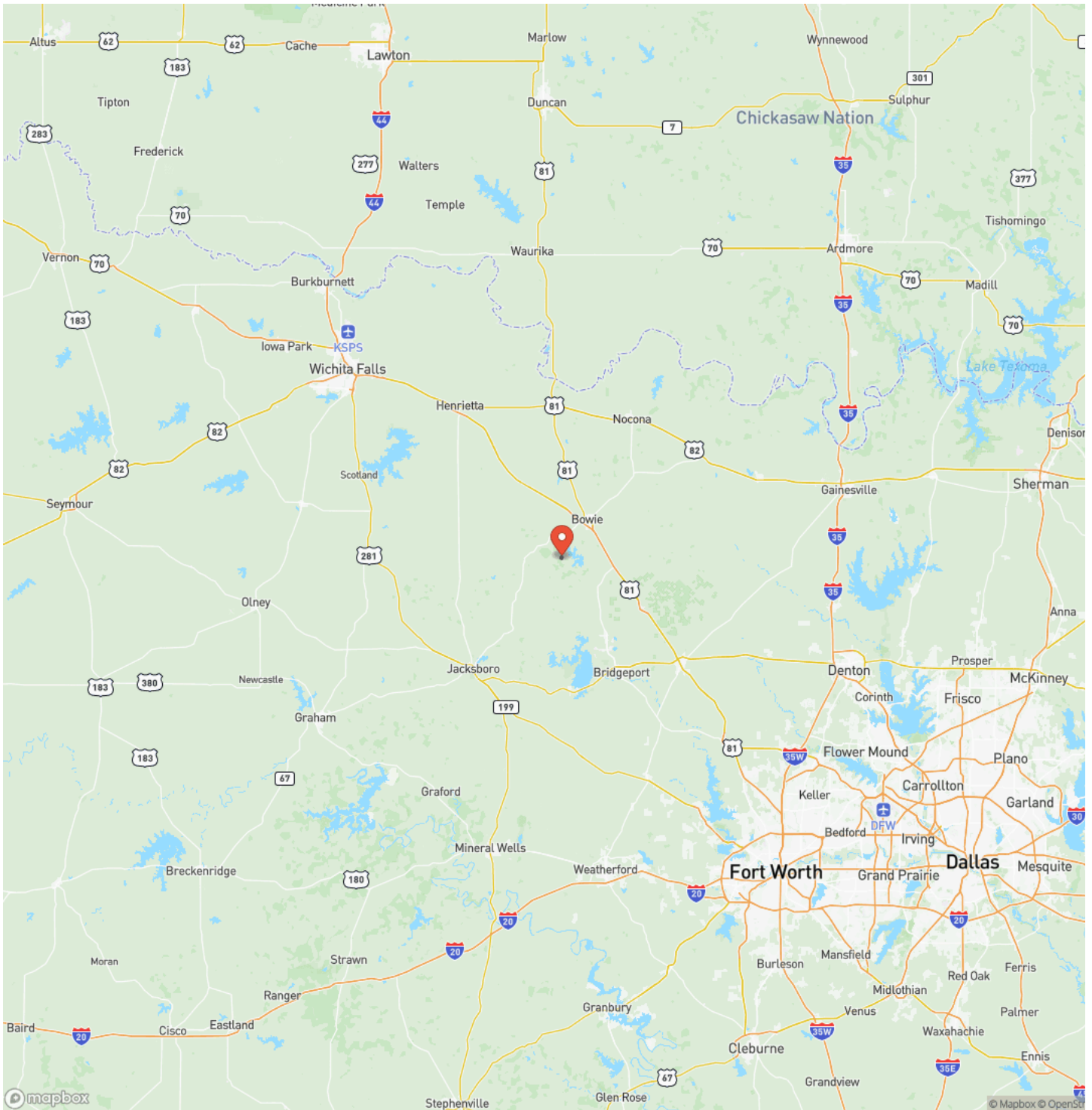
## Locator Map





## Bowie, TX / Montague County

## 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

jason@ranchmanproperties.com

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**MORE INFO ONLINE:**  
**RanchmanProperties.com**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.





---

**Ranchman Properties**  
2434 Lillian Miller Pkwy  
Denton, TX 76205  
(940) 320-9181  
[RanchmanProperties.com](http://RanchmanProperties.com)

---

