

**Puddin Valley Ranch - 17.19 acres with home in Jack
County**
3064 puddin valley rd
Bowie, TX 76230

\$575,000
17.19± Acres
Jack County



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Bowie, TX / Jack County

SUMMARY

Address

3064 puddin valley rd null

City, State Zip

Bowie, TX 76230

County

Jack County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

33.401515 / -98.152753

Dwelling Square Feet

2,160

Bedrooms / Bathrooms

3 / 2

Acreage

17.19

Price

\$575,000

Property Website

<https://www.mossyoakproperties.com/property/puddin-valley-ranch-17-19-acres-with-home-in-jack-county-/jack/texas/112867/>



Puddin Valley Ranch - 17.19 acres with home in Jack County Bowie, TX / Jack County

PROPERTY DESCRIPTION

For more information regarding this property, please contact Keaton Livingston at [469-734-3112](tel:469-734-3112)

Puddin Valley Ranch - Private Cross Timbers Homestead & Recreational Ranch - 17.19 Acres Jack County TX

Welcome to Puddin Valley Ranch, 17.19± acres at 3064 Puddin Valley Road in Bowie, Texas. This turnkey country property combines comfortable rural living, recreation, wildlife, and livestock opportunities. The property features a 2,160± square-foot, 3-bedroom, 2-bath modular hybrid home built in 2023, Jones Creek, an 1,800± square-foot equipment and livestock barn, mature hardwoods, impressive rock outcroppings, over 40 feet of elevation change, and an established trail system.

The 2023 residence is a modular hybrid home constructed in a controlled environment to site-built home standards. The open-concept floor plan features a spacious kitchen with a massive center island, soft-close cabinetry, walk-in pantry, and adjoining dining and living areas. The oversized primary suite includes a spacious bathroom and walk-in closet, while both additional bedrooms also feature walk-in closets. A covered front porch overlooks the peaceful country setting, and the refrigerator, washer, and dryer convey with the property.

The land is what truly sets Puddin Valley Ranch apart. Jones Creek winds through the acreage, while large natural rock outcroppings, mature hardwoods, creek bottoms, and rolling terrain give the property the rugged, scenic character of a much larger ranch. An established trail system provides easy access by foot or ATV, and the diverse habitat supports whitetail deer, turkey, hogs, dove, and other native wildlife.

The 1,800± square-foot barn offers excellent versatility with electricity throughout, numerous outlets, interior lighting, equipment storage, livestock shelter, chicken coop space, and a 50-amp RV connection. The property is currently set up for cattle, goats, a pony, donkey, and chickens, making it ideal for a hobby farm or small ranch operation.

A productive private water well with a water-softening system supplies treated water to the home and throughout the property, including animal watering areas. A quality gravel driveway and gated entrance with automatic gate opener provide convenient access and additional privacy.

Whether you're looking for a full-time country residence, family homestead, hobby farm, hunting property, or weekend getaway, Puddin Valley Ranch offers an impressive combination of a nearly new home, beautiful and diverse land, functional improvements, and recreational opportunities, all on a manageable 17.19± acres in the Bowie area.

LOCATION:

- 3064 Puddin Valley Road, Bowie, Texas 76230
- Located in the Bowie area of North Texas
- Convenient access to Bowie and surrounding communities
- Rural setting while remaining within reach of the Dallas-Fort Worth Metroplex

WATER:

- Jones Creek runs through the property
- Good water well servicing the home and property
- Natural drainage and creek-bottom habitat

CLIMATE:

- North Texas climate
- Approximately 35 inches of average annual rainfall
- Favorable conditions for native grasses, hardwoods, livestock, and wildlife habitat



UTILITIES:

- Electricity on site
- Private water well
- Septic system

WILDLIFE:

- Whitetail deer
- Turkey
- Hogs
- Dove
- Various native small game
- Jones Creek and mature timber provide natural travel corridors, water, and cover for wildlife

VEGETATION:

- Mature hardwoods
- Native grasses
- Creek-bottom vegetation
- Mix of wooded cover and open areas

TERRAIN:

- Rolling Cross Timbers terrain
- Over 40 feet of elevation change
- Large natural rock outcroppings throughout the property
- Jones Creek traversing the property
- Mature hardwoods and scenic creek bottoms
- Established ATV trail system
- Diverse topography with significant character for a 17.19± acre property

IMPROVEMENTS:

- 2023 modular hybrid home
- Approximately 2,160 square feet
- 3 bedrooms and 2 bathrooms
- Massive primary suite and spacious primary bathroom
- Walk-in closets in all bedrooms
- Large kitchen island
- Walk-in pantry
- Open kitchen, dining, and living areas
- Covered front porch
- Approximately 1,800-square-foot equipment and livestock barn
- Chicken coop and livestock shelter incorporated into barn
- Quality gravel driveway
- Gated entrance with automatic gate opener
- Private water well
- Established trail system throughout the property

CURRENT USE:

- Full-time residence
- Hobby farm
- Livestock
- Recreation
- Hunting and wildlife habitat



POTENTIAL USE:

- Primary country residence
- Family homestead
- Hobby farm
- Recreational property
- Hunting retreat
- Weekend getaway
- Livestock property
- Long-term investment

LIVESTOCK:

The property is currently set up to accommodate a variety of livestock and animals, including cattle, goats, a pony, donkey, and chickens. The 1,800± square-foot barn provides equipment storage along with functional shelter and space for livestock and poultry.

ACCESS:

- Access from Puddin Valley Road
- Quality gravel driveway
- Gated entrance with automatic gate opener
- Established internal trails providing access throughout the acreage

For more information or to schedule a private showing, please contact:

Keaton Livingston

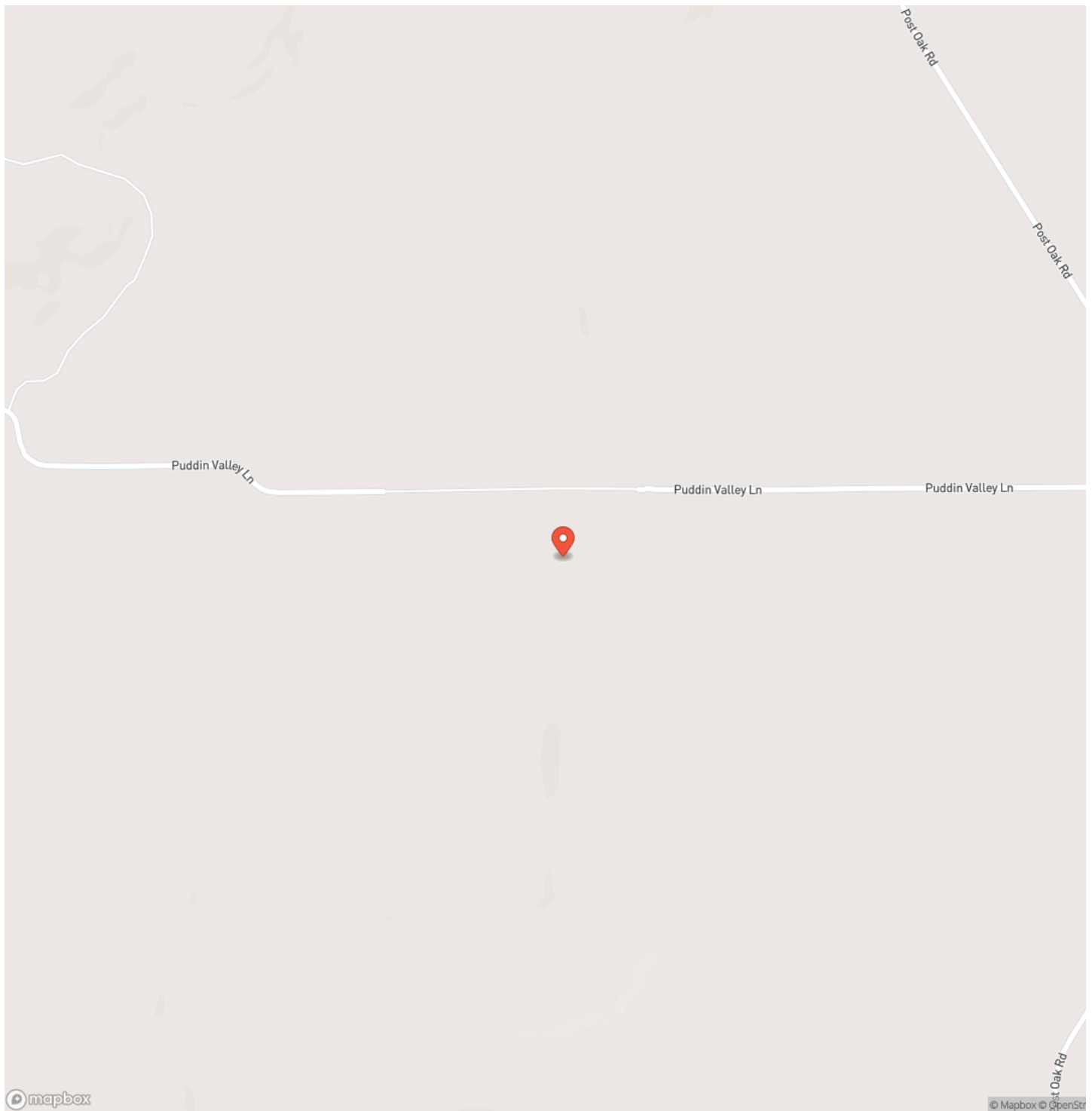
[469-734-3112](tel:469-734-3112)



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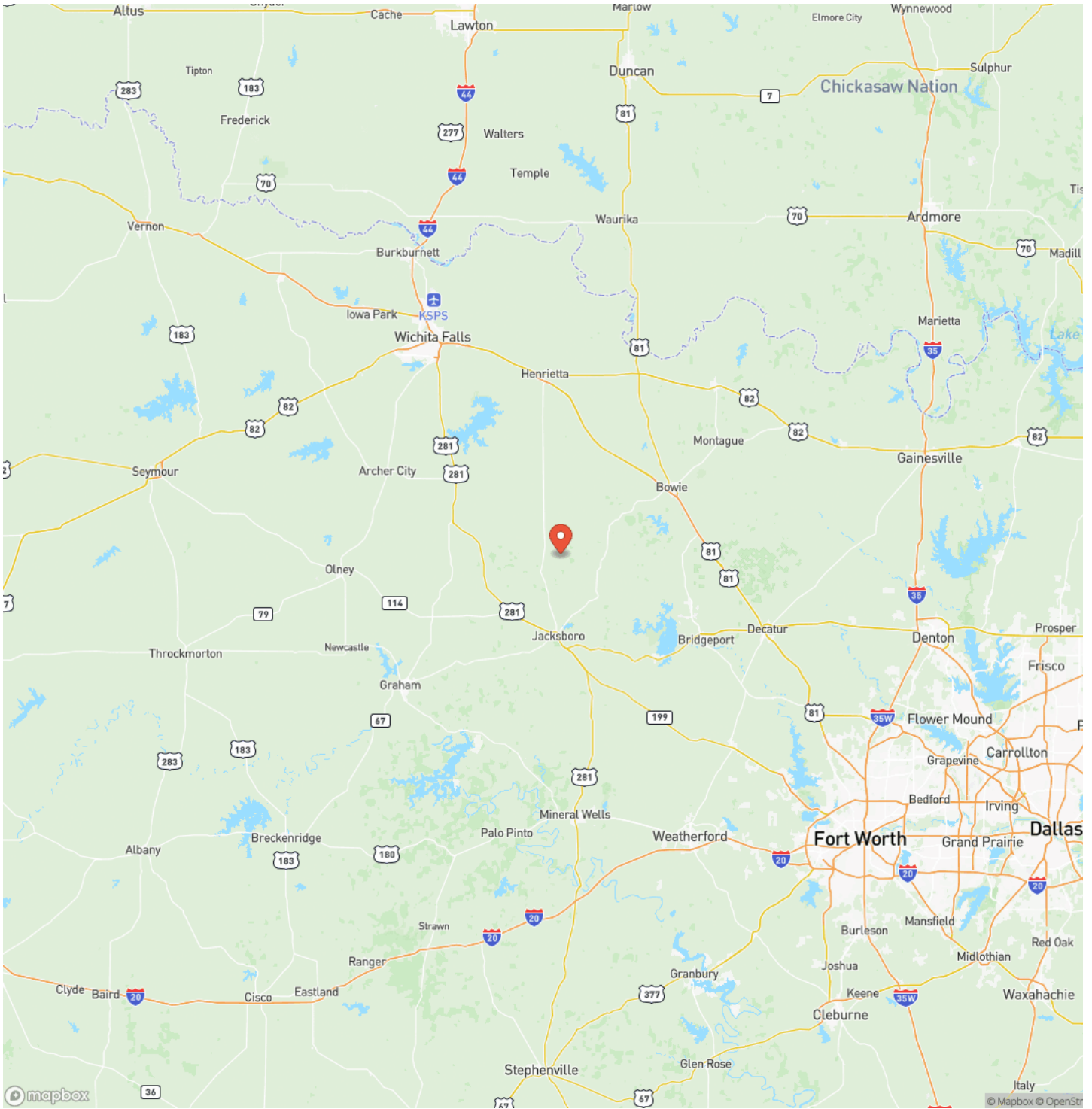


Locator Map



Bowie, TX / Jack County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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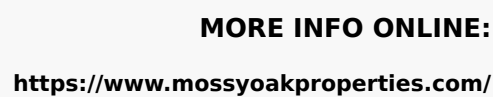
4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES

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