

Timber Ridge Ranch 159.2 Acre in Bowie, Texas
1241 Winn Rd
Bowie, TX 76230

\$1,353,200
159.200± Acres
Montague County



MORE INFO ONLINE:

MoreofTexas.com

Timber Ridge Ranch 159.2 Acre in Bowie, Texas
Bowie, TX / Montague County

SUMMARY

Address

1241 Winn Rd

City, State Zip

Bowie, TX 76230

County

Montague County

Type

Hunting Land, Horse Property, Single Family, Ranches, Residential Property, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.514869 / -97.834248

Dwelling Square Feet

2706

Bedrooms / Bathrooms

3 / 2

Acreage

159.200

Price

\$1,353,200

Property Website

<https://www.mossyoakproperties.com/property/timber-ridge-ranch-159-2-acre-in-bowie-texas-montague-texas/80672/>



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Timber Ridge Ranch 159.2 Acre in Bowie, Texas

Bowie, TX / Montague County

PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) or Waylon Grubbs at [469-600-2780](tel:469-600-2780)

Timber Ridge Ranch 159.2 Acres in Bowie, Texas – Wildlife Paradise with Home, Barns & More!

Welcome to your North Texas dream property! Tucked away in the rolling hills of Montague County, this breathtaking 159.2-acre ranch just outside Bowie, Texas, offers the perfect blend of seclusion, natural beauty, and functionality — whether you're seeking a weekend hunting getaway, a full-time country residence, or both.

At the heart of the property sits a charming 3-bedroom, 2-bathroom home built in 1994 with 2,706 square feet of well-maintained living space. The home features pristine hardwood floors, oversized bedrooms, and a sun-filled back sunroom perfect for morning coffee or evening sunsets. A spacious living room provides a cozy gathering space for family and friends, while the outdoors invites you to relax and watch deer stroll through the yard. Whether used as a hunting cabin or your forever home, this residence is warm, inviting, and full of potential.

The property has excellent infrastructure for both recreation and ranching, including a 30x50 equipment barn and a separate horse barn ideal for livestock. The landscape is covered in mature hardwood and oak trees, creating incredible wildlife habitat. Dense cover offers prime bedding areas and food sources for whitetail deer, while mature timber provides roosting sites for turkeys and the thick brush is a haven for hogs.

With over 90 feet of elevation change, the property features scenic views, massive rock outcroppings, and multiple draws and creeks that serve as natural travel corridors for wildlife. A stocked pond offers peaceful fishing and water for game, and there are numerous ideal locations for future pond development.

Access is easy via a .35-mile deeded, rocked easement, providing year-round, all-weather access while maintaining total privacy and seclusion. A well-developed internal road and trail system ensures you can explore and enjoy every corner of the property with ease. Though private and remote-feeling, the ranch is only 10 minutes from downtown Bowie and just 90 minutes from Dallas, combining convenience with true country living. Two low-traffic oil wells are located on the property but have minimal impact on aesthetics or usability.

Whether you're an avid hunter, enjoy the outdoors, or simply looking to escape the city, this versatile and scenic property offers endless potential in a beautiful setting.

Don't miss your opportunity to own this rare slice of Texas land – schedule your private tour today!

LOCATION:

- 4 miles to Bowie TX
- 50 miles to Wichita Falls TX
- 65 miles to Fort Worth TX
- 91 miles to Dallas TX

WATER:

- 2 ponds, one stocked for fishing
- Multiple wet weather creeks
- Water well to supply the house

CLIMATE:

- 35-40 inches of rain each year

UTILITIES:



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- Co-op electricity
- Water well to supply water to the home
- Septic tank

WILDLIFE:

- Whitetail deer
- Turkey
- Hogs
- Bobcats
- Predators
- Dove
- Small game

MINERALS:

- Sellers do not own any minerals. No minerals convey with the sale

VEGETATION:

- Hardwood trees
- Mature oaks cover the property
- Native grasses

TERRAIN:

- Over 90 feet of elevation change

IMPROVEMENTS:

- This charming 3-bedroom, 2-bathroom home offers 2,701 sq ft of well-maintained living space, perfect for full-time living or weekend getaways. Built in 1994, the home features pristine hardwood floors, oversized bedrooms spacious enough for multiple bunk beds, and a bright sunroom ideal for morning coffee or evening relaxation. The open layout includes a large living room with a pool table and game area, creating a welcoming space for entertaining family and friends. Outside, the expansive yard is shaded by mature oak trees, providing a cool retreat during hot summer days and plenty of room to enjoy the outdoors.
- 30x50 foot 1500 square foot barn. Great for equipment or tool storage
- Horse barn with stalls

CURRENT USE:

- Weekend hunting property

POTENTIAL USE:

- Hunting ranch
- Weekend get-a-way
- Full time residence
- Investment

FENCING:

- Fencing is in good to fair condition

ACCESS:

- Access is easy via a .35-mile deeded, rocked easement, providing year-round, all-weather access while maintaining total privacy and seclusion. This easement provides legal access to all who enter the property off a well maintained county road.

EASEMENTS:



MORE INFO ONLINE:

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- Pipeline easement runs across the north fence line. Creates good hunting area
- 2 Oil wells on property

For more information on the property

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

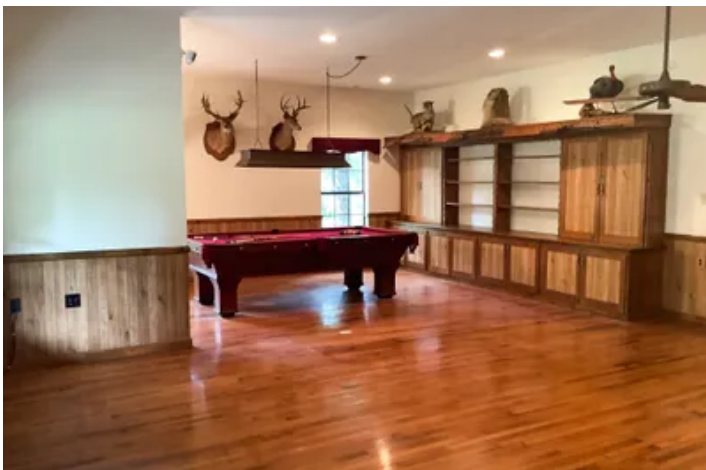
Waylon Grubbs: [469-600-2780](tel:469-600-2780)



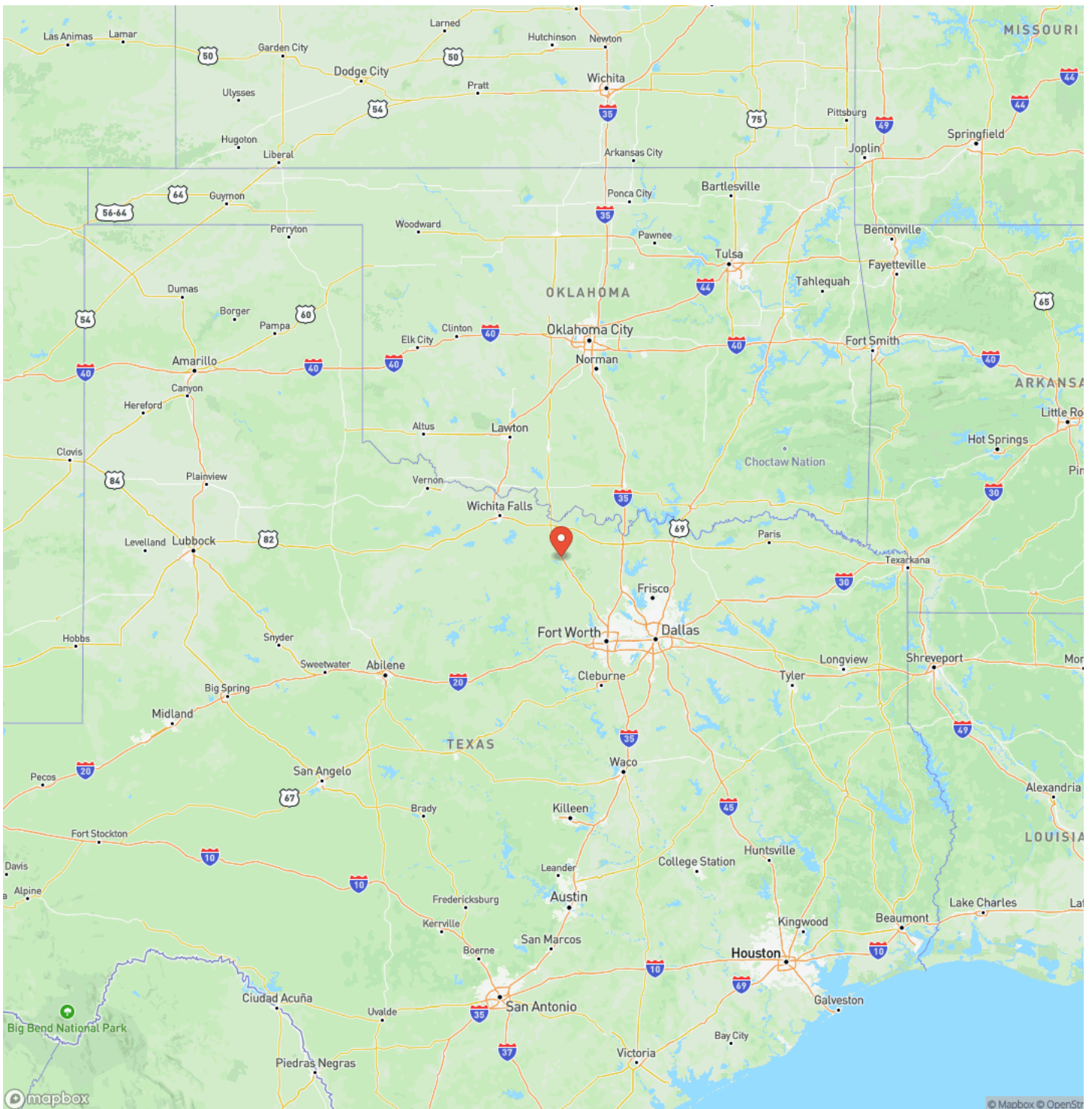
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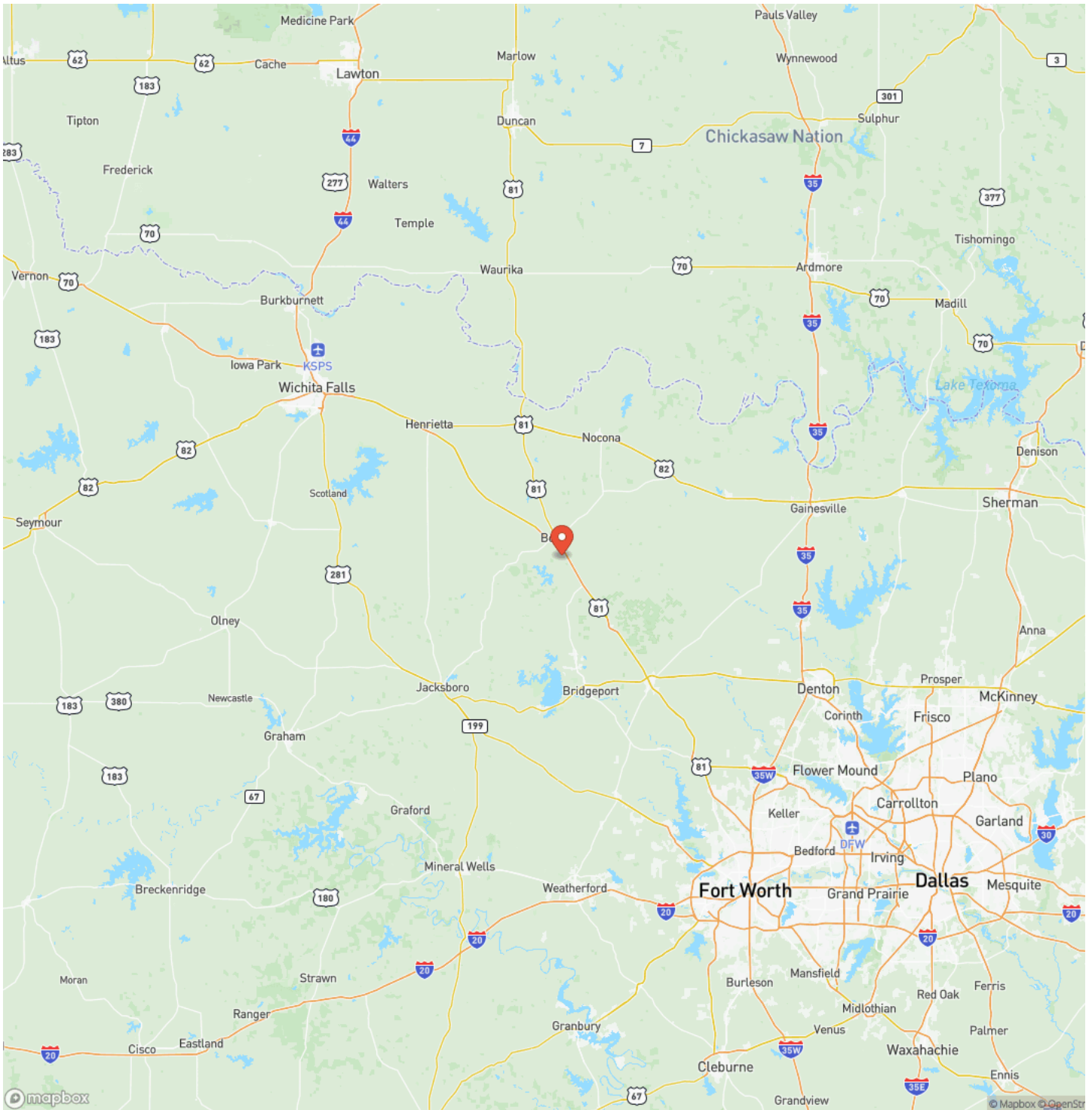


Locator Map



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Locator Map

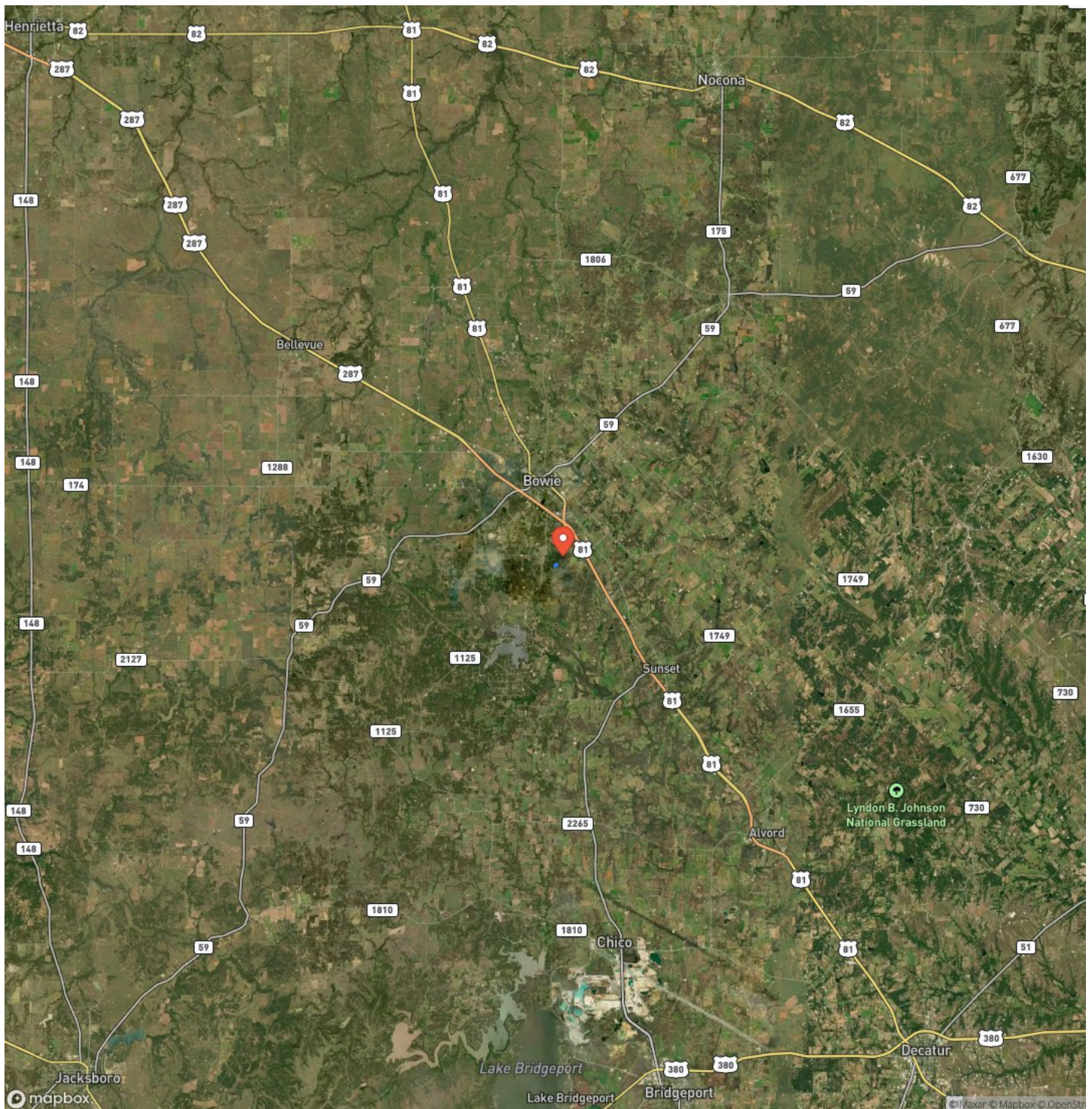


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

NOTES

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DISCLAIMERS

SHOWINGS:

Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent. Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



MORE INFO ONLINE:

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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
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