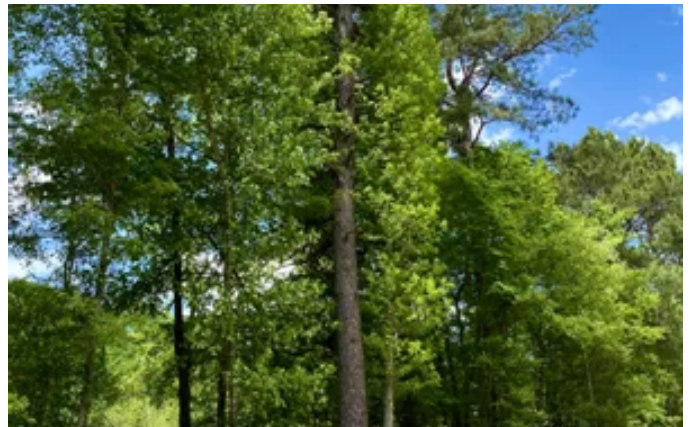


Bowie Co. 87 Acres
TBD N FM 2148
Texarkana, TX 75501

\$440,000
87.250± Acres
Bowie County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Bowie Co. 87 Acres
Texarkana, TX / Bowie County

SUMMARY

Address

TBD N FM 2148

City, State Zip

Texarkana, TX 75501

County

Bowie County

Type

Hunting Land, Recreational Land, Timberland,
Undeveloped Land

Latitude / Longitude

33.412882 / -94.1635981

Acreage

87.250

Price

\$440,000

Property Website

<https://moreoftexas.com/detail/bowie-co-87-acres-bowie-texas/27662/>



Bowie Co. 87 Acres
Texarkana, TX / Bowie County

PROPERTY DESCRIPTION

Beautiful wooded tract that provides an excellent getaway, all the while only being 7.6 miles from Texarkana making it ideal for either a weekend retreat or a permanent residence. The property boasts mature timber ranging from pine to various species of oak and other hardwoods. The property has not been hunted in decades and is setup perfectly for the outdoorsmen with the property already providing ample acorn producing oaks, water sources, bedding areas, excellent soils for potential food plots and an established interior road system to travel (and opportunity to expand the road system). This 87.25 acre tract also has ample frontage on FM [2148 \(.38 miles\)](#), making up the entire western boundary. Additional details below.

LOCATION: Bowie county

Texarkana- 7.6 miles

Dallas- 174 miles

Frisco- 176 miles

Little Rock- 151 miles

CLIMATE: 50.8 in. annual rainfall

UTILITIES: Electric and water is suspected to be present, as there are homes across the street that are not on wells (buyer to confirm)

WILDLIFE: Whitetail deer, quail, turkey, and other small game

MINERALS: Surface sale only

VEGETATION: The tract is mostly wooded with pine (primarily loblolly) and a mixture of oaks and other hardwoods.

TERRAIN: 30' elevation change, The Nw corner is the highest point and it rolls down to the seasonal creek which is in the SE corner of the property.

SOILS: Udorthents Loamy, and Clayey (67.89%), Thenas fine sandy loam (15.81%), Ruston fine sandy loam (7.38%), Eylau very fine sandy loam (2.87%), Sawyer silt loam (2.57%), Saul fine sandy loam (2.02%), Amy silt loam (1.48%)



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

IMPROVEMENTS: None

CURRENT USE: NA

POTENTIAL USE: Residence, homestead, retreat, development, hunting and recreation

FENCING: North and south, east line is unknown, and none on the west boundary

ACCESS: Excellent paved FM road

EASEMENTS: Utilities, transmission line bisects the property (See map and aerials

LEASES: None

Contact Cade Baxter at [214.236.4205](tel:214.236.4205) to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEx, LLC.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Bowie Co. 87 Acres
Texarkana, TX / Bowie County





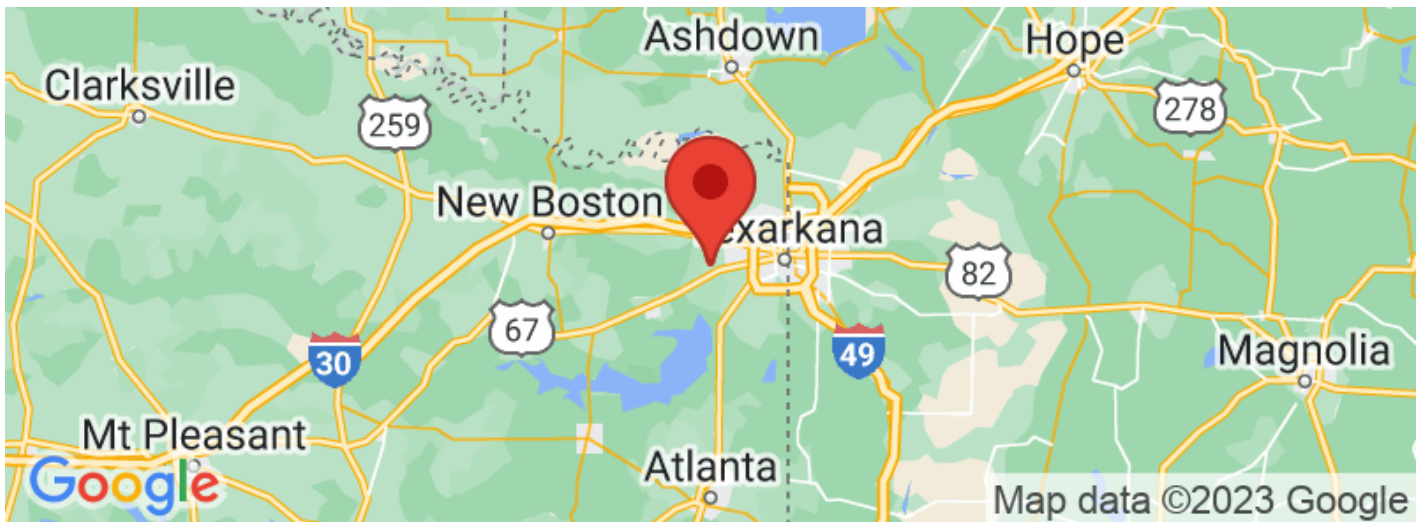
**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Bowie Co. 87 Acres
Texarkana, TX / Bowie County

Locator Maps



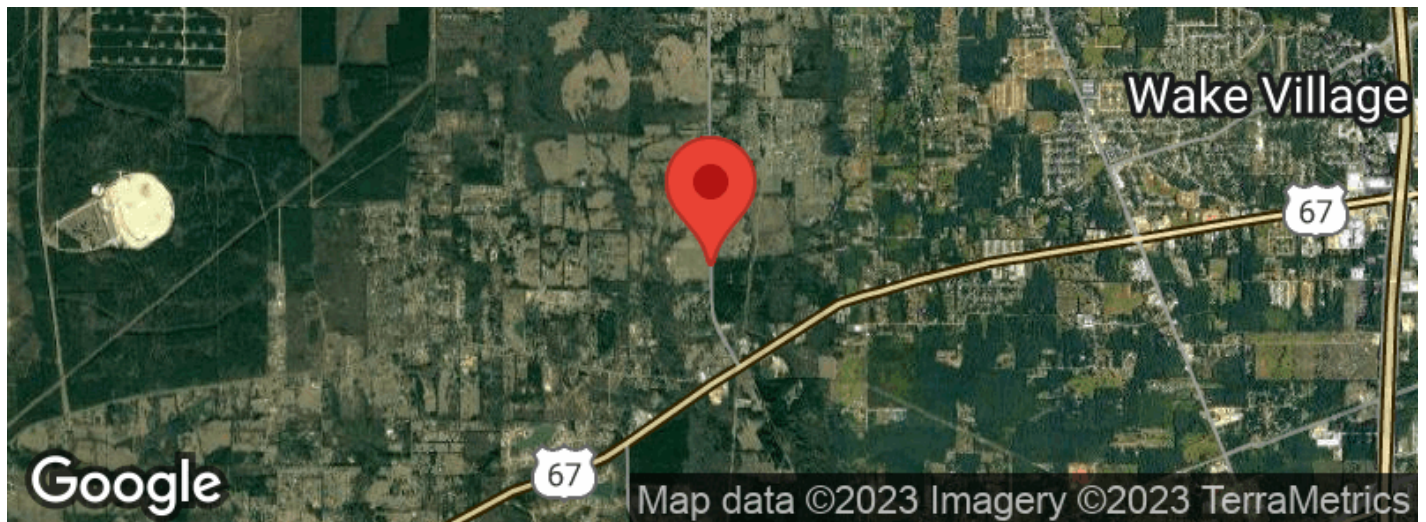
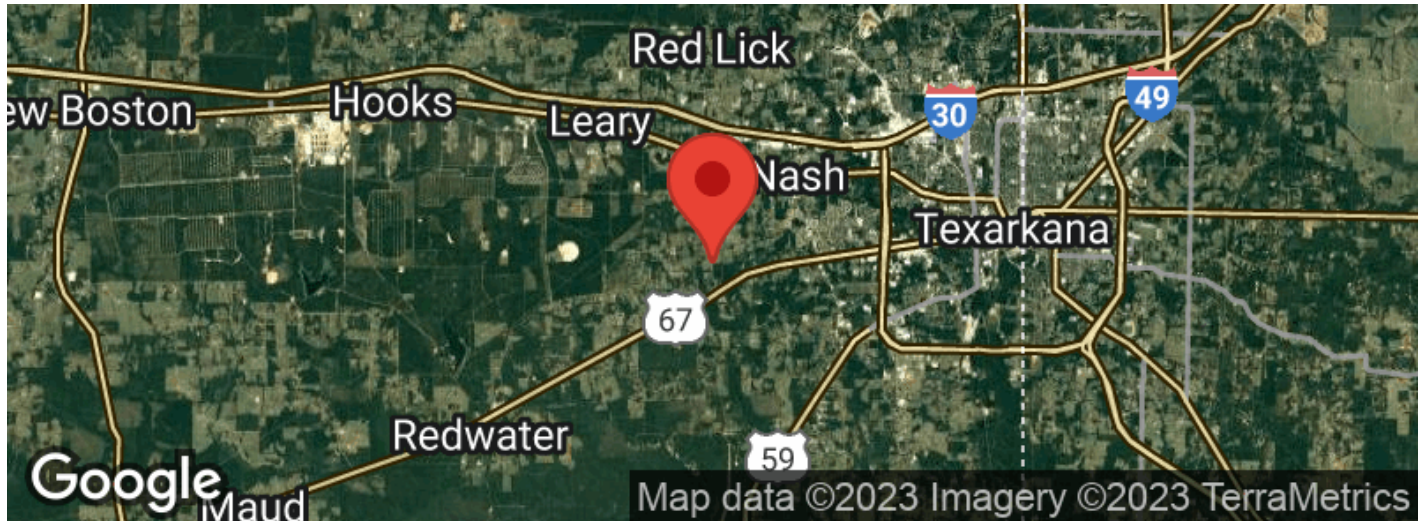
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Bowie Co. 87 Acres
Texarkana, TX / Bowie County

Aerial Maps



Bowie Co. 87 Acres
Texarkana, TX / Bowie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

4646 E I-30

City / State / Zip

Rockwall, TX 75087

NOTES



MORE INFO ONLINE:

MoreofTexas.com

NOTES

[illegible]

**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com