

Southard Family Ranch

Jack County, Texas | 271+/- acres

\$2,650,000



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Welcome to the **Southard Family Ranch**, a rare 271+/- acre jewel tucked away in the rolling hills of North Texas. Perfectly positioned in the far northeastern corner of Jack County, this exceptional ranch sits almost midway between Jacksboro and Bowie, offering the ideal blend of seclusion and convenience. With excellent frontage along FM 1125, you'll enjoy easy access to Bowie, Jacksboro, Decatur, and the greater DFW metroplex—while still savoring the peace and privacy of ranch life. This versatile property is well-suited for both recreation and ranching. Fertile pastures provide excellent grazing for cattle, while rugged, timbered terrain creates a thriving wildlife habitat for hunting and exploring. A beautifully appointed 3,000 square foot barndominium overlooks a new 4 acre lake, stocked with fish and teeming with wildlife.



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RANCH HIGHLIGHTS:

- Fully fenced
- 1,110' to 1,200' elevation
- 3 ponds plus the lake
- 4+/- acre stocked lake
- Bowie ISD
- 2,435 feet of FM Road frontage
- Historic rock fence & hand dug water well
- 160' water well with 2,000 gallon tank
- Excellent new cattle pens
- Beautiful rock outcroppings
- Productive native grasses
- 25 acres around the house is fenced off
- Two entrances from FM 2127
- 70% grass / 30% wooded
- Whitetail, turkey, hogs, varmints and waterfowl
- Beautiful 3/2 barndo built in 2020



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Located in the scenic northeast corner of Jack County, the Southard Family Ranch offers an exceptional blend of rolling topography, native grass pastures, and abundant surface water. This area is well known for its post oak trees, productive grazing land, and excellent wildlife habitat.

The ranch is well-watered, featuring a beautiful 4-acre stocked lake, three additional ponds, and a private water well with a 2,000-gallon storage tank. Brand-new cattle pens and cross fencing make it ready for livestock operations.

Improvements include a 2020-built barndominium with approximately 1,800 sq. ft. of living space and a 1,200 sq. ft. garage, all fully spray-foam insulated for efficiency.



The home offers three bedrooms, two bathrooms, and a spacious open-concept design. A large patio overlooks the lake, perfect for entertaining and enjoying ranch views. The garage, complete with its own HVAC unit, doubles as an event or gathering space.

The property features all-metal, low-maintenance construction, an electric gate opener, underground utilities, and paved FM road frontage. Conveniently located near Lake Bridgeport and Lake Amon G. Carter, the Southard Family Ranch is a turnkey property offering ranching, recreation, and modern living in a prime North Texas setting.



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LOCATION: The Southard Family Ranch is located in the far North East corner of Jack County, ½ mile west of Montague County line and 6/10 mile south of the Clay County line. It is a short 14 miles to the historic town of Bowie for groceries, gear, and gas. A one and a half hour drive will put you at the gates of DFW Airport, and only 6 miles from Lake Amon G. Carter and 15 miles to Lake Bridgeport.

HOME: The 30x100 barndominium was built in 2020 and the entire building is spray foam insulated to insure energy efficiency as well as a dust free and insect free building. The 1,800 square foot apartment has 3 bedrooms and 2 bathrooms in addition to a spacious living room with a gas fireplace, kitchen and full sized utility room.

The additional space consists of 1,200 square feet of insulated and air conditioned garage with 4 overhead doors. With its' own HVAC unit, this garage easily converts to a large indoor party area.

The covered patio area is complete with a gas firepit, outdoor kitchen, and plenty of space to unwind and overlook the lake.

CATTLE PEN: A brand new set of pens with chute is located in the main pasture below the house, and has ample space for working cattle with safety in mind.

TERRAIN: The ranch has a gently rolling terrain with elevations varying from 1,110' to 1,200'. Rock outcroppings along ridgelines give the property a rugged feel, while the native grasslands offer nutrition and cover for livestock and wildlife alike.

VEGETATION: Approximately 70% of The Southard Family Ranch is native grasslands, while the remaining 30% is covered in woodlands consisting mainly of post oaks, hackberry, and some mesquite.

FENCING: The Southard Family Ranch is a cattle ranch, so you can rest assured that the fences are in good condition.

ROADS & ACCESSIBILITY: The Southard Family Ranch is located on FM 2127 and has approximately 2,434 linear feet of highway frontage. There are two entrances on the highway, with the main entrance having an electric gate opener.

LEASES: There are no surface leases in place. Mineral estate is leased.



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WATER: A 4+/- acre lake was built in 2021, and is fully stocked with catfish, giant hybrid bluegill, and baitfish. There are 3 additional ponds throughout the property.

UTILITIES: a private water well, and Co-Op electric through Wise Electric. Owned propane tank which serves the fireplace, firepit, and instant water heaters.

MINERALS: There are two oil wells on the property, and entrance is made from the land on the west side of the property. Seller has mineral rights on a portion of the property and they will convey to the buyer.

SCHOOLS: The Southard Family Ranch is located in the Bowie ISD school district.

TAXES: 2024 TAXES WERE \$5,901. The property has an active 1-d-1 agricultural use exemption, except for the barndominium and the one acre it sits upon.

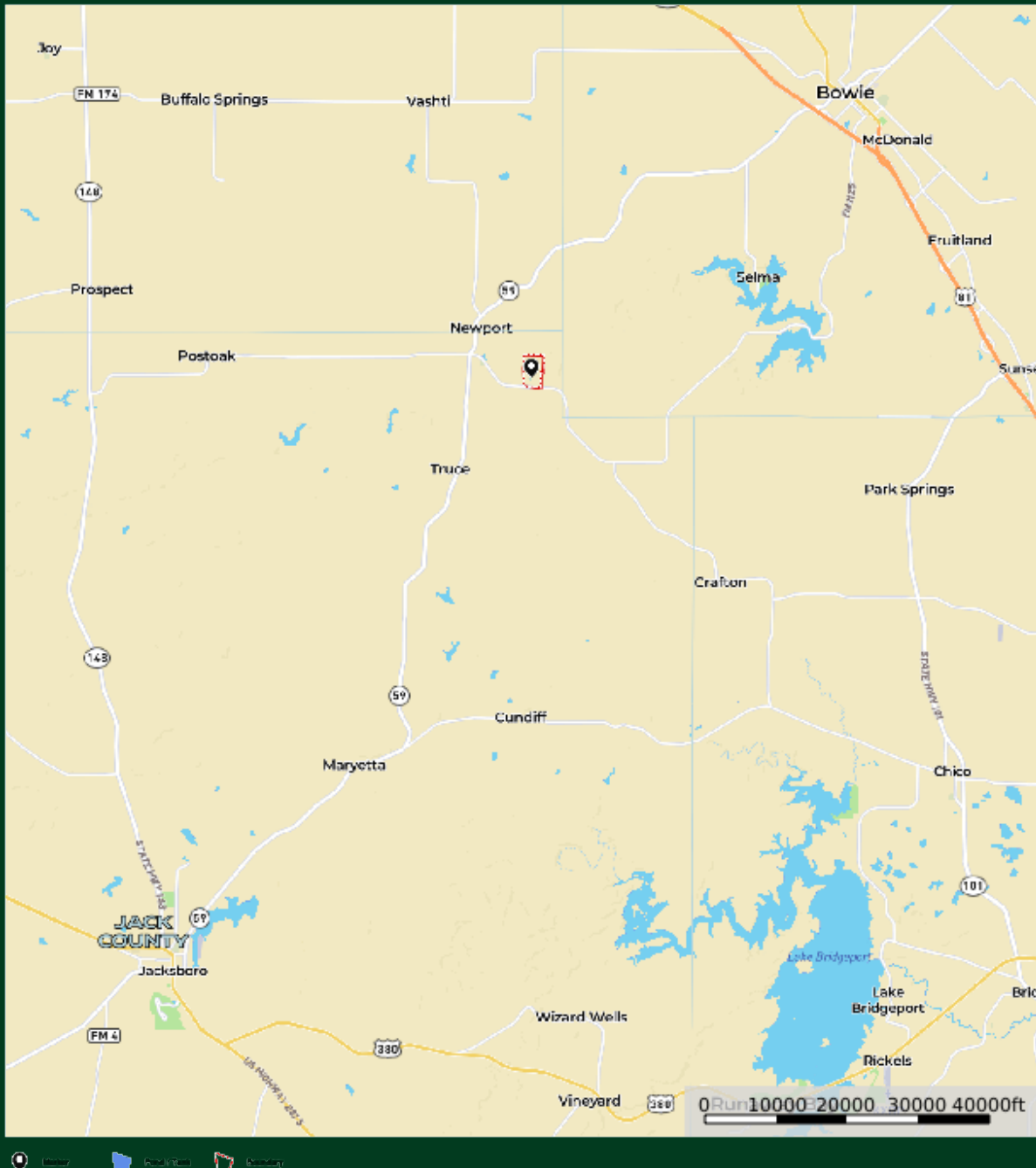
PRICE: The Southard Family Ranch is offered at \$2,650,000.



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Southard
Clay County, Texas, AC +/-



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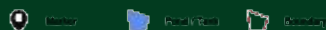
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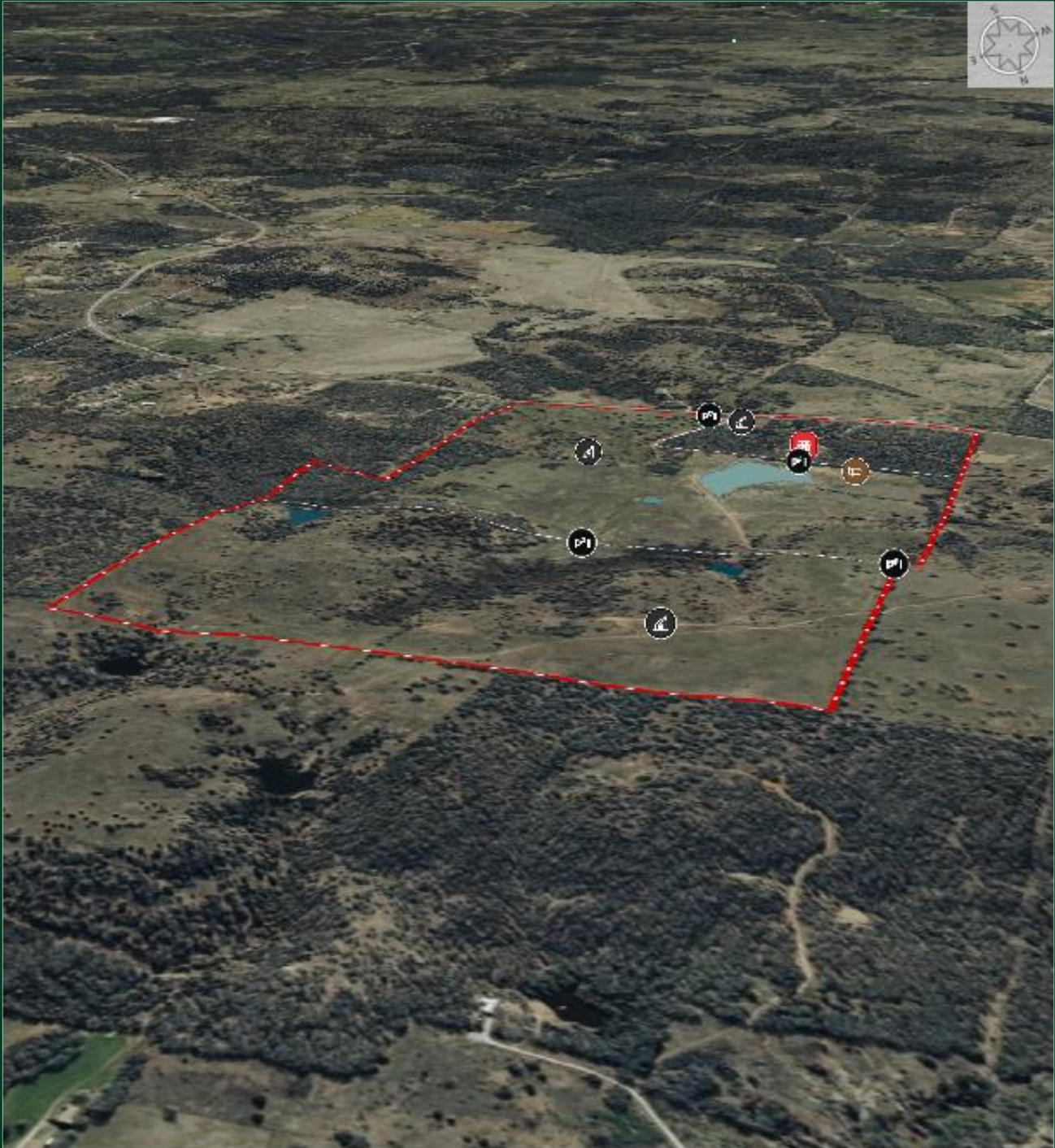
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JARED GROCE

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*Get some dirt
on your hands*



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