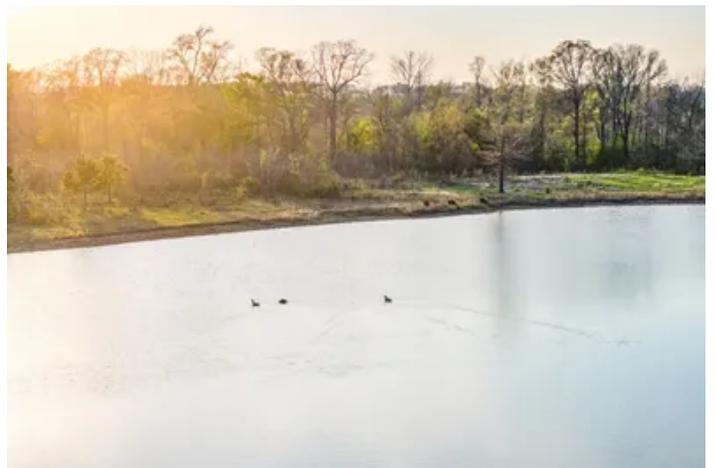


Bassett Kruse Ranch
FM 990
Simms, TX 75574

\$1,782,085
423.610± Acres
Bowie County



Bassett Kruse Ranch
Simms, TX / Bowie County

SUMMARY

Address

FM 990

City, State Zip

Simms, TX 75574

County

Bowie County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

33.3383 / -94.5562

Acreage

423.610

Price

\$1,782,085

Property Website

<https://arrowheadlandcompany.com/property/bassett-kruse-ranch-bowie-texas/101816/>

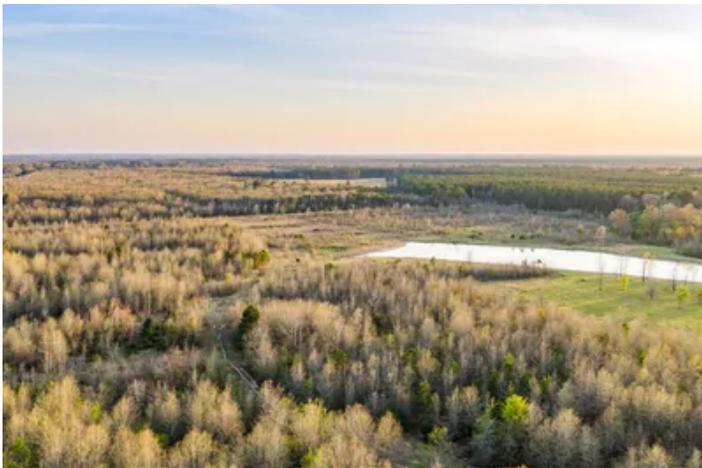


Bassett Kruse Ranch Simms, TX / Bowie County

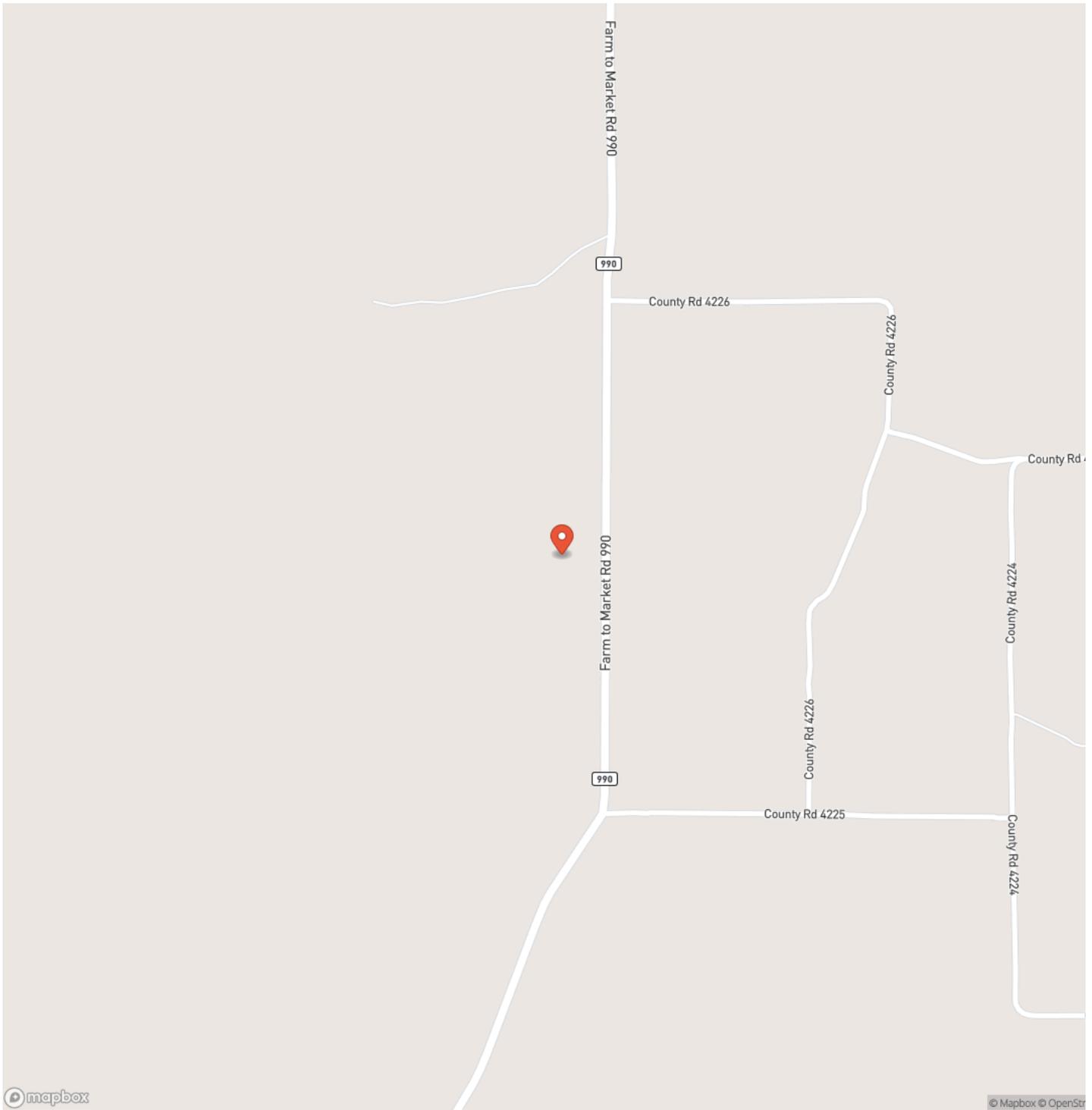
PROPERTY DESCRIPTION

Introducing the Bassett Kruse Ranch, 423.61 +/- acres in Bowie County, Texas! Located in Northeast Texas, this property offers a strong combination of recreation, hunting, and livestock potential, making it a highly versatile land investment! The ranch features a diverse landscape that sets up well for both wildlife and cattle. The southern portion is heavily timbered, providing excellent bedding habitat and cover for whitetail deer, along with consistent hog and small game activity. On the northern end, approximately 283 +/- acres are fenced and ready for cattle, creating a turnkey opportunity for grazing or ongoing ranch operations. A standout feature of the property is the 3.75 +/- acre pond, tucked just off the paved road frontage. It offers excellent potential for fishing, waterfowl hunting, and serves as a reliable water source for livestock. In addition, a seasonal creek branching off Kruse Creek runs through the property, further enhancing both the wildlife habitat and water availability. Whether you're looking for a hunting property, a cattle operation, or a long-term land investment in Northeast Texas, Bassett Kruse Ranch checks all the boxes with a balance of usability, habitat, and location. The property is conveniently located approximately 27 +/- miles from Mt. Pleasant, 30 +/- miles from Texarkana, 62 +/- miles from Paris, and 135 +/- miles from Dallas. All showings are by appointment only. For more information or to schedule a private tour, contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

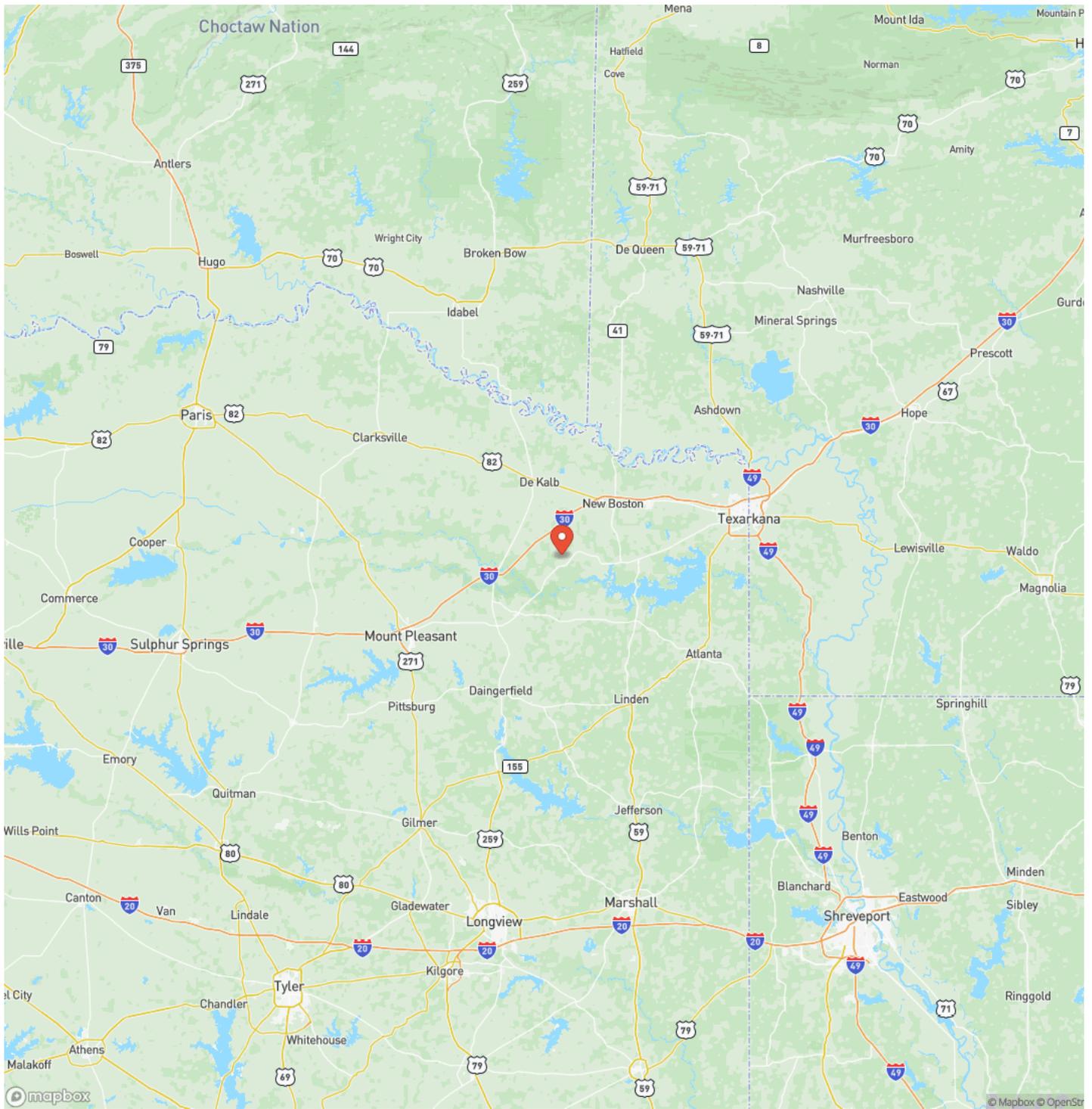
**Bassett Kruse Ranch
Simms, TX / Bowie County**



Locator Map



Locator Map



Satellite Map



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.

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