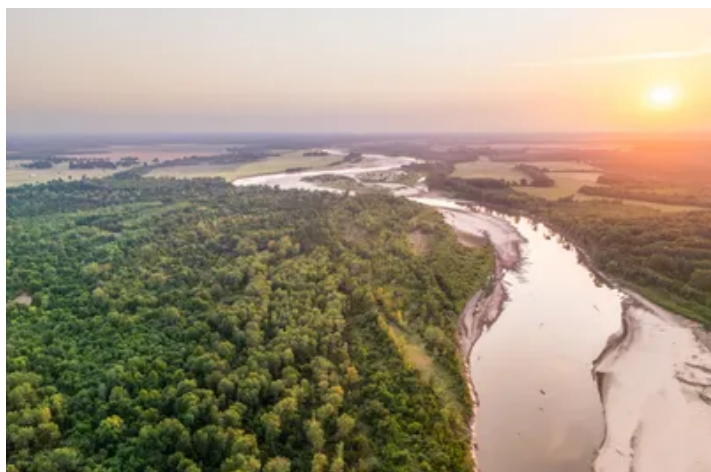


Rolling River Bottom Ranch
8981 Farm Road 906
Arthur City, TX 75411

\$2,250,000
378.300± Acres
Lamar County



Rolling River Bottom Ranch
Arthur City, TX / Lamar County

SUMMARY

Address

8981 Farm Road 906

City, State Zip

Arthur City, TX 75411

County

Lamar County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

33.867981 / -95.344856

Acreage

378.300

Price

\$2,250,000

Property Website

<https://arrowheadlandcompany.com/property/rolling-river-bottom-ranch-lamar-texas/114532/>

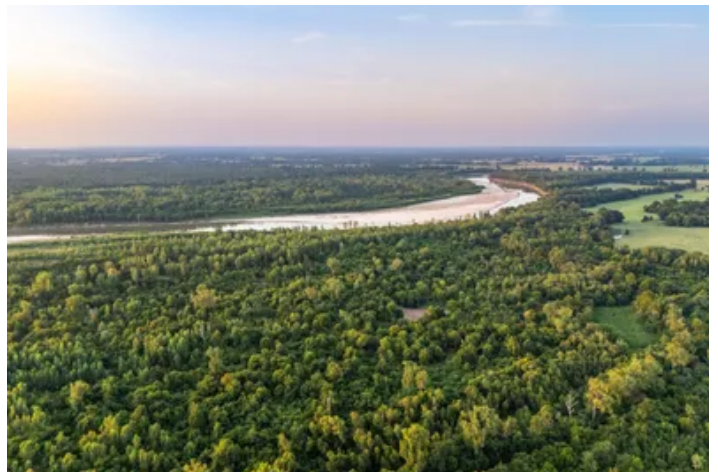


PROPERTY DESCRIPTION

If you've been searching for a turn-key hunting property along the Red River, The Rolling River Bottom Ranch deserves your attention! Encompassing 378.304± acres in Lamar County, Texas, this exceptional recreational ranch has productive river-bottom habitat, quality improvements, and outstanding accessibility. With approximately 1,100 +/- feet of Red River frontage, the property offers diverse terrain and habitat that consistently attract mature whitetails, waterfowl, wild hogs, turkey, and other game. The surrounding area experiences very little hunting pressure, helping create an outstanding environment for wildlife to thrive year after year. A year-round supplemental feeding program, combined with a disciplined wildlife management plan focused on harvesting only mature whitetail bucks, has promoted exceptional herd health, balanced age structure, and outstanding trophy potential. For waterfowl hunters, the ranch offers exciting potential for future duck hunting development, with the natural river-bottom topography providing an ideal setting for creating additional duck habitat. A well-maintained road and trail system provides convenient access throughout the ranch, allowing you to reach multiple established food plots and strategically placed blind and feeder locations with ease. Whether you enjoy early-season bow hunting, chasing rutting bucks, duck hunting the sloughs, or introducing family and friends to the outdoors, this property is set up and ready to enjoy from day one. Located right at the main entrance is a 1,000± square foot cabin featuring three bedrooms and one bathroom. The cabin offers a comfortable place to relax after a day in the field, complete with stainless steel all-electric appliances, efficient mini-split heating and air conditioning, and a covered front porch overlooking the surrounding landscape. A 40 foot shipping container with a covered overhang provides excellent storage for ATVs, implements, hunting equipment, and other gear, helping keep everything organized and protected from the elements. The property is well-equipped with rural water, electricity, and Starlink internet service, making extended stays or remote work at the ranch a practical option. The existing blinds, feeders, and cabin furnishings are negotiable, offering the opportunity to purchase a truly turnkey hunting operation. Despite its secluded feel, Rolling River Bottom Ranch is conveniently located just 27± minutes from Paris, Texas, approximately 20± minutes from Choctaw Casino & Resort in Grant, Oklahoma, and about 2 hours from Dallas, making it an easy weekend getaway or full-time recreational retreat! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [913-5323](tel:913-5323).

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.

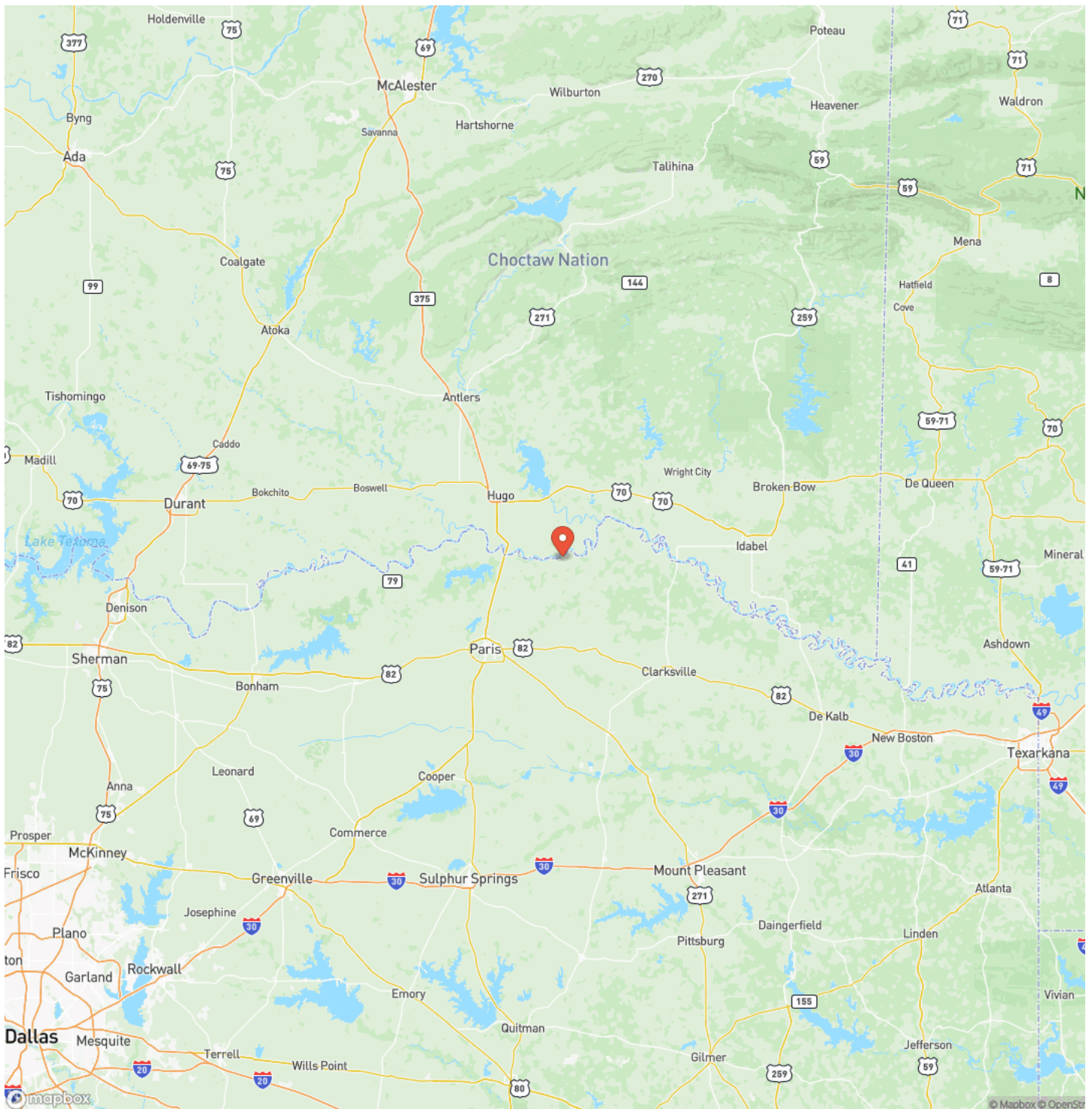
Rolling River Bottom Ranch
Arthur City, TX / Lamar County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jimmy Padgett

Mobile

(817) 913-5323

Email

jimmy.padgett@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

