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

$1,990,000
378.3± Acres
Lamar County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
378.3

Price
$1,990,000

Property Website
arrowheadlandcompany.com







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 (817) 913-5323.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

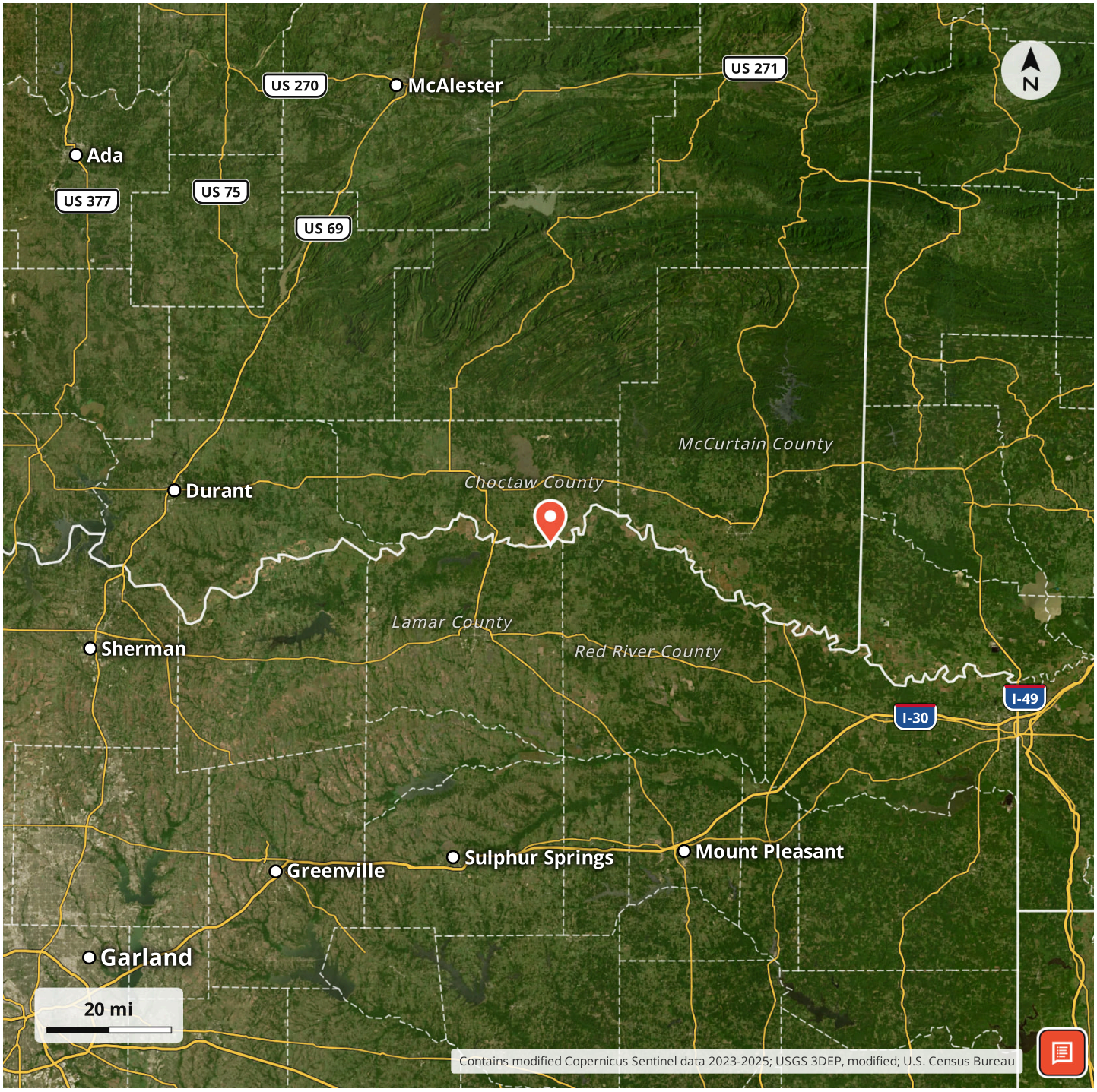
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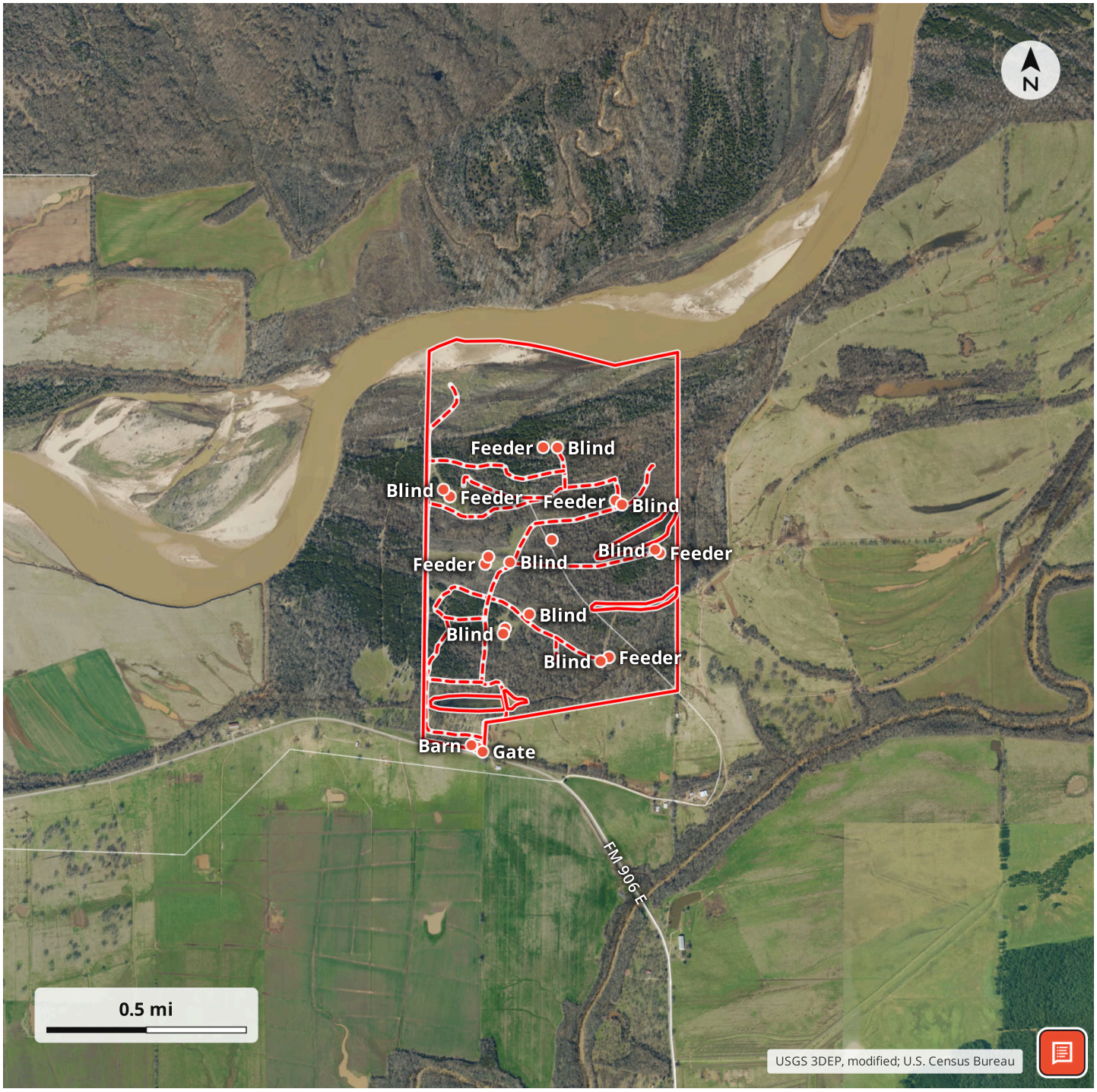




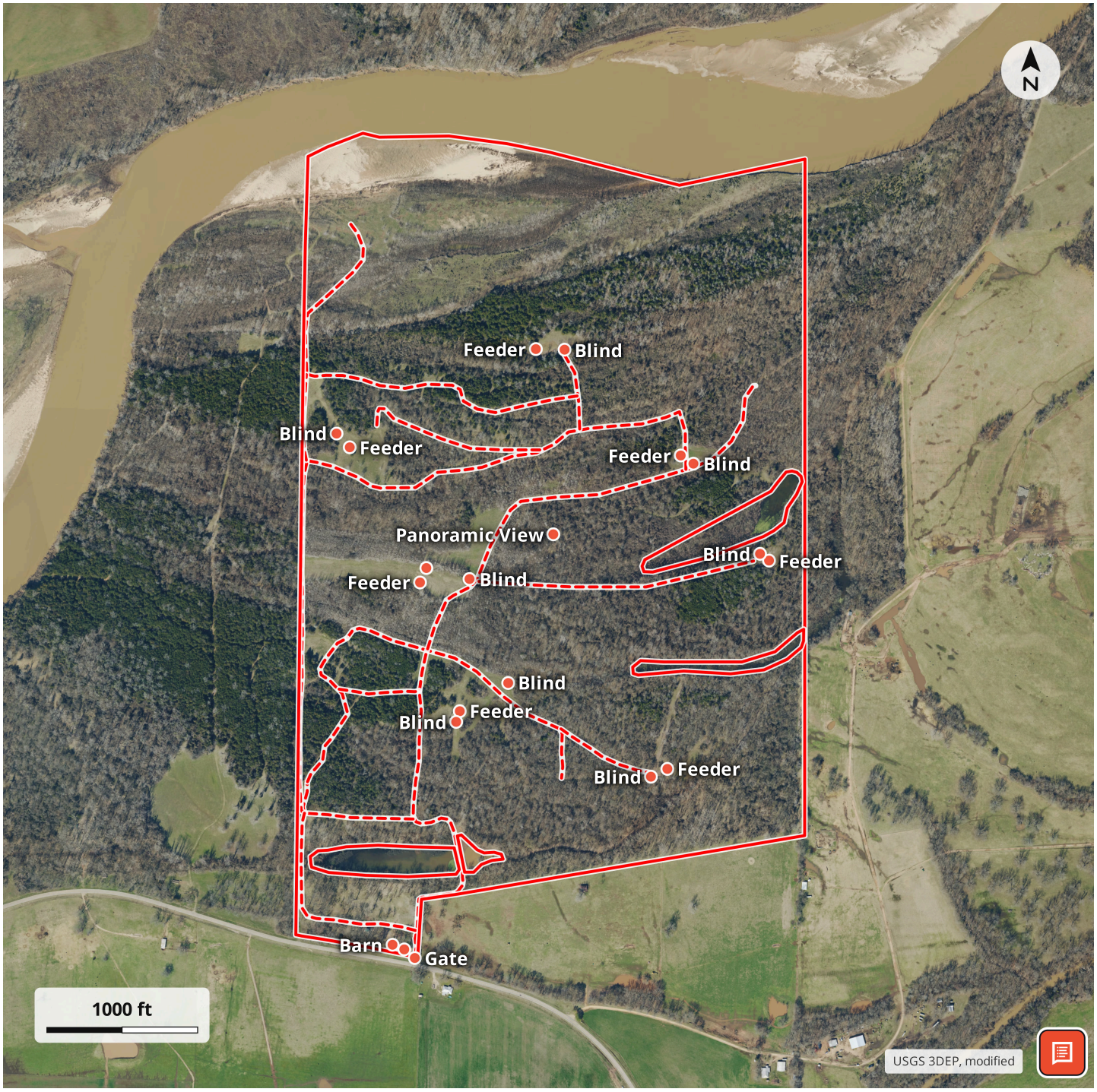

Regional Map



Locator Map


N
Feeder
Blind
Blind
Feeder
Feeder
Blind
Feeder
Blind
Blind
Feeder
Blind
Blind
Blind
Feeder
Barn
Gate
FM 906 E
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Feeder
Blind
Blind
Feeder
Feeder
Blind
Panoramic View
Blind
Feeder
Feeder
Blind
Blind
Feeder
Blind
Feeder
Blind
Feeder
Barn
Gate
1000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Jimmy Padgett

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City / State / Zip
Roanoke, TX 76262

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