

The McCormick Place
Bellevue, TX
Bellevue, TX 76228

\$1,200,000
77± Acres
Clay County



The McCormick Place
Bellevue, TX / Clay County

SUMMARY

Address

Bellevue, TX

City, State Zip

Bellevue, TX 76228

County

Clay County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.558995 / -97.848646

Acreage

77

Price

\$1,200,000

Property Website

<https://ttranchgroup.com/property/the-mccormick-place-clay-texas/64869/>



The McCormick Place Bellevue, TX / Clay County

PROPERTY DESCRIPTION

Description:

The McCormick Place is a peaceful 77 +/- acres located in Clay County, yet close to the Montague County-line and just minutes from Bowie, TX. The classic ranch-style home is set back off the road for ultimate privacy and tranquility. It is surrounded by mature post oak and pecan trees, two large ponds, multiple pastures and a beautiful outdoor entertainment area. This home features two fireplaces, a sunroom, multiple covered patios, a swimming pool, outdoor cooking area and cantina. Perfect for hosting and entertaining! McCormick Place truly depicts country living at its finest.

Location:

Conveniently located rural setting yet minutes from HWY 287 and Bowie, Texas. The property is located in Bellevue, Texas just 10 miles west of Bowie, 43 miles southeast of Wichita Falls, 78 miles north of Fort Worth, and 104 miles northwest of Dallas. Easy access from FM 174, off HWY 287.

Residence:

McCormick Place features a 3 bedroom, 3 bath traditional ranch style home with rock exterior and metal roof. Boasting approximately 3,000 sqft. loaded with character and charm. Off the kitchen is a formal dining room with a wet bar, a cozy living room with rock fireplace and attached sunroom. Down the hall is a private office space with two built-in desks. Original hardwood flooring, and French doors throughout. Designed for both comfort and entertainment, the spacious primary suite offers a cozy fireplace with sitting area, patio access to pool area, expansive walk-in closet, and the master bath is complete with soaking tub, built in sauna, and double vanities.

Water:

The property has dependable water features, with two livestock ponds with a fishing pier. Private water well to the home.

The Land:

There is a nice mix of habitat around the property. Post Oak Hardwoods for wildlife, and improved grass pastures for livestock as well as fenced and cross fenced perfect for rotational grazing. Excellent interior and exterior fencing. There is no shortage of deer, turkey, and other migratory gamebirds in this area. Sandy loam soil.

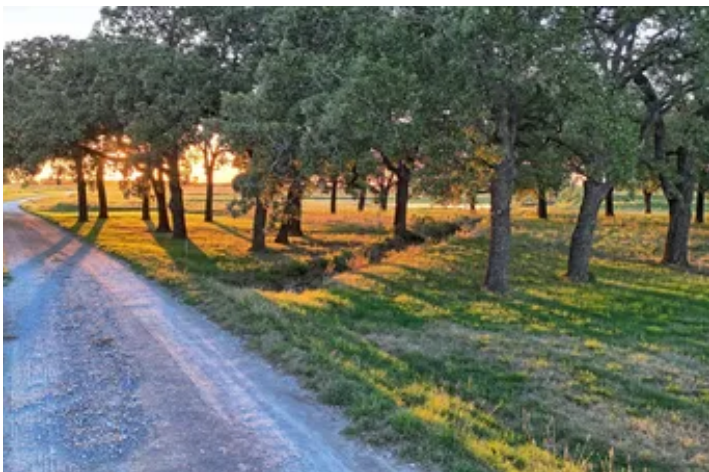
Other Structures/Features:

- Pipe fencing
- Cattle Guard entrances
- Lean-to and feed room
- Livestock barn with pipe corrals

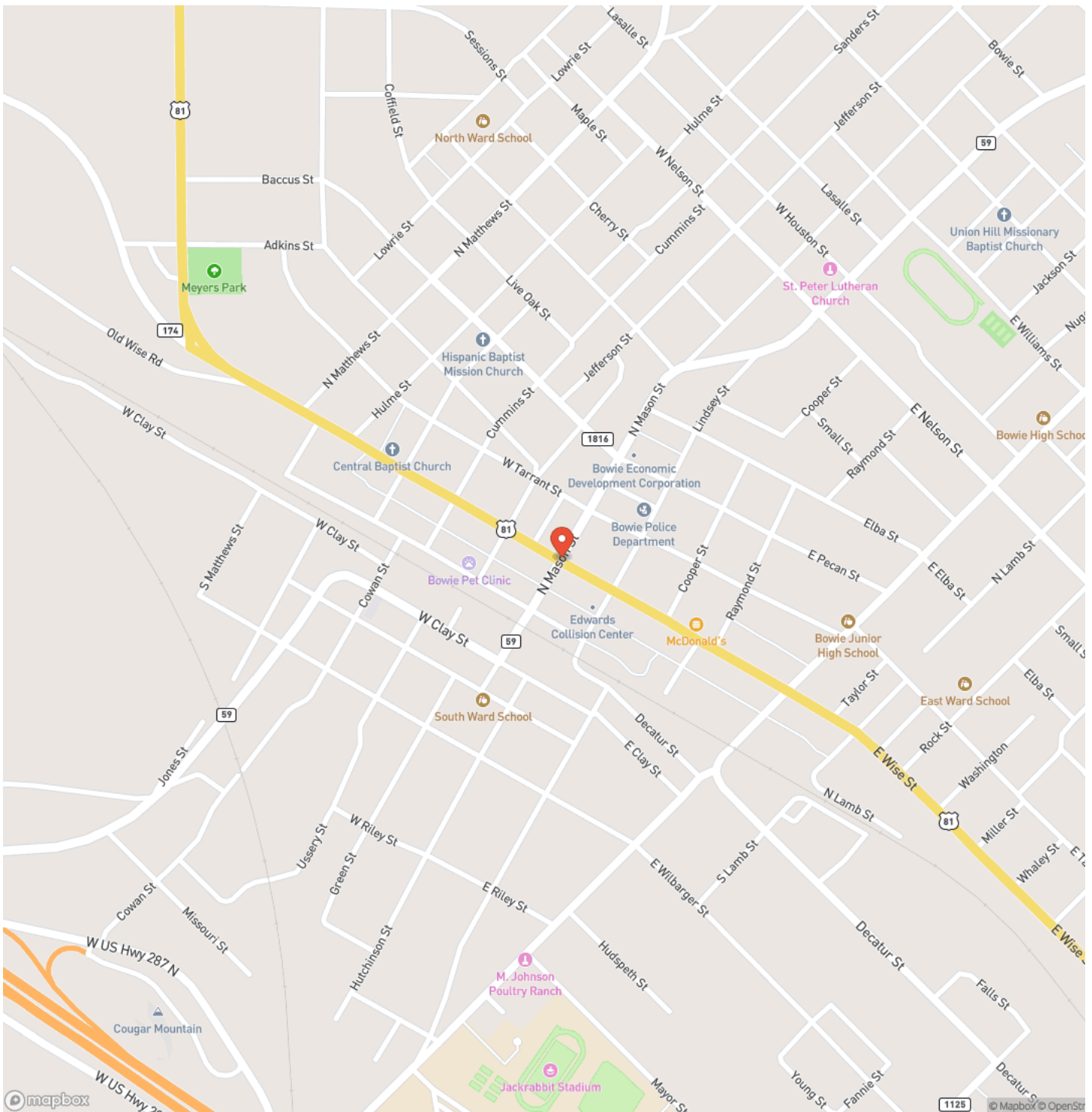
* Property sold as is



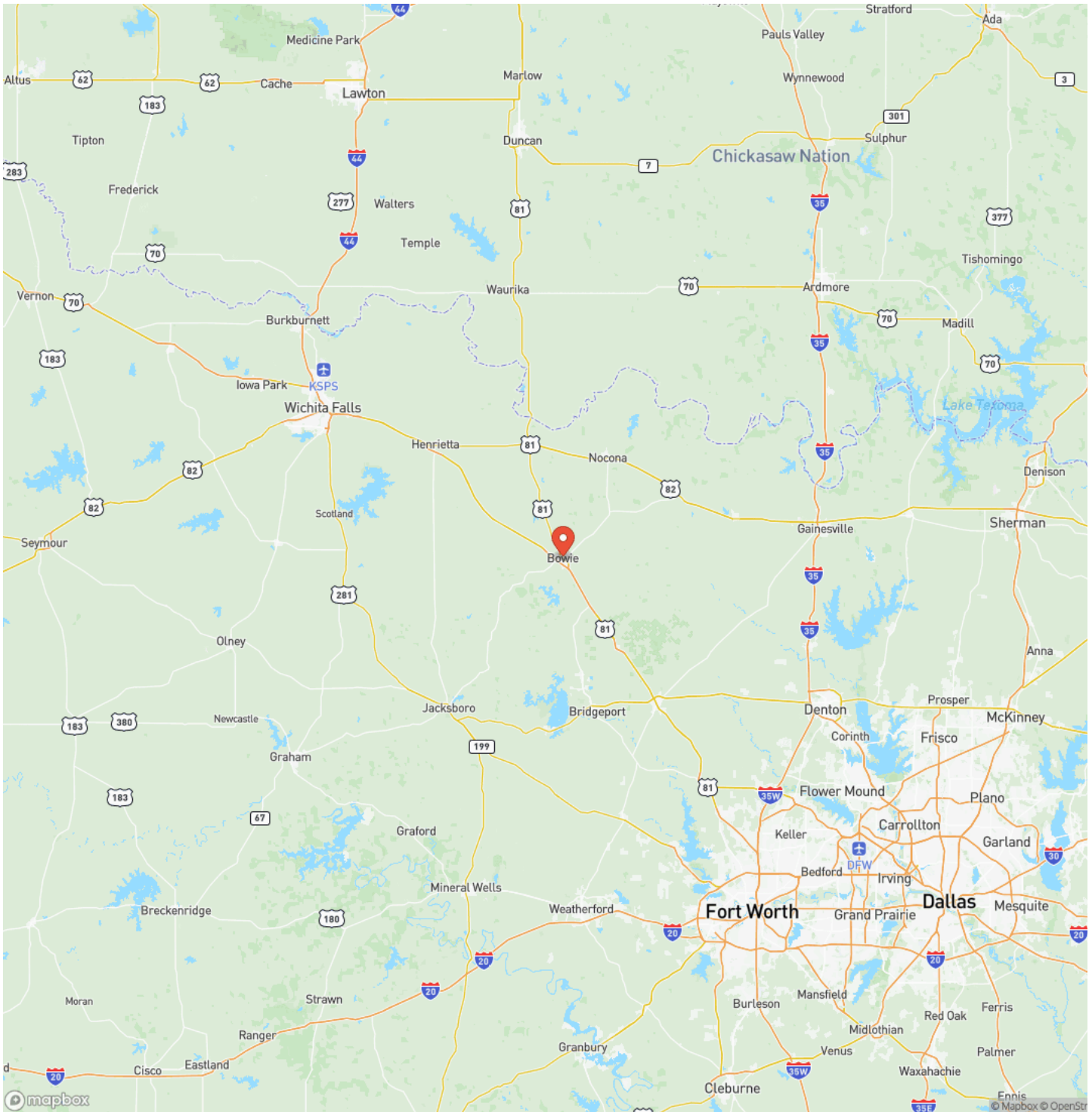
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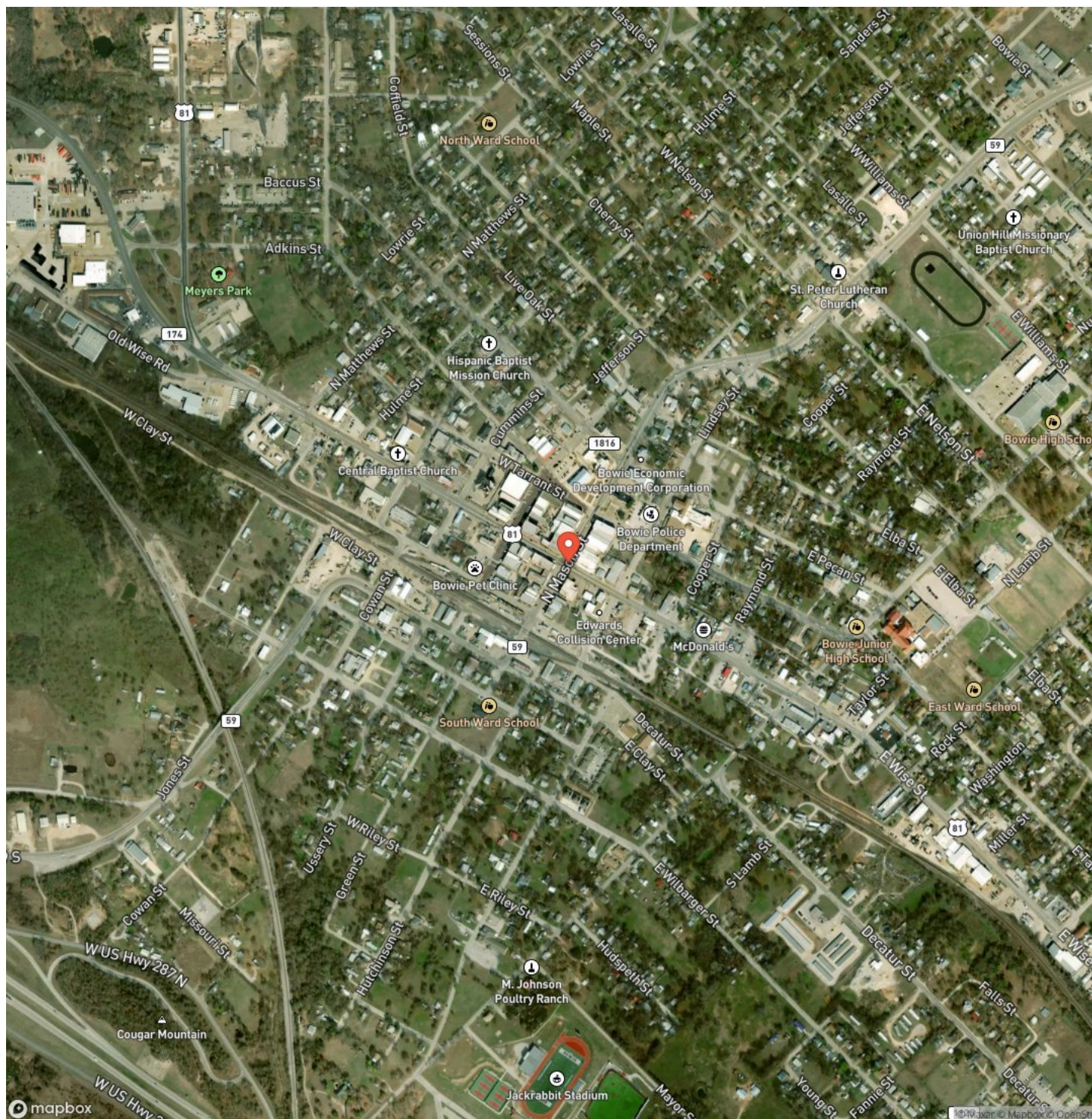
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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City / State / Zip

NOTES

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.

This image shows a single 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.

DISCLAIMERS

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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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