

Stillwater at Powderly Ranch
509 Cr 35985
Powderly, TX 75473

\$549,000
24± Acres
Lamar County



**Stillwater at Powderly Ranch
Powderly, TX / Lamar County**

SUMMARY

Address

509 Cr 35985

City, State Zip

Powderly, TX 75473

County

Lamar County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.810758 / -95.523427

Acreage

24

Price

\$549,000

Property Website

<https://ttranchgroup.com/property/stillwater-at-powderly-ranch-lamar-texas/99915/>



Stillwater at Powderly Ranch Powderly, TX / Lamar County

PROPERTY DESCRIPTION

Tucked away in the quiet countryside of Lamar County, Stillwater at Powderly Ranch is a 24+/- acre East Texas retreat built around water, privacy, and simple enjoyment of the land. Anchored by a picturesque 3.5+/- acre lake and surrounded by a blend of open pasture and pine-studded timber, the property offers a balance of recreation and livability just minutes from town. Whether it's a weekend escape or a full-time residence, this is a place designed to slow things down and keep you outside a little longer.

Residence & Improvements

At the heart of the ranch sits a well-positioned 3-bedroom, 2-bath home spanning approximately 1,290 square feet. The open floor plan creates an easy, functional living space suited for both everyday use and hosting family and friends.

The front porch overlooks the gated entrance and open pasture, offering a welcoming first impression and a place to take in quiet mornings. Out back, a covered patio looks toward the barns and rolling hardwood and timber landscape beyond, creating a natural setting for evenings around the firepit.

Supporting improvements include multiple barns that provide ample space for equipment, storage, or hobby use, further enhancing the property's versatility.

Live Water & Water Resources

The centerpiece of the ranch is a scenic 3.5+/- acre lake, framed by mature pine trees and carefully positioned to serve as both a visual and recreational focal point. The lake is known for its strong bass fishery, with a current recorded catch exceeding 7 pounds; a detail that speaks to both quality and potential.

In addition to the private lake, the property benefits from its proximity to nearby Pat Mayse Lake, offering expanded opportunities for boating, fishing, and water recreation just minutes away. Together, these water features make the ranch especially appealing for those drawn to life on and around the water.

Land, Topography & Habitat

The land offers a balanced mix of open ground and rolling timber, creating both usability and character across its 24+/- acres. Gentle elevation changes provide depth to the landscape, while hardwoods and pines offer shade, privacy, and natural beauty throughout.

A network of trails allows for easy exploration by foot, connecting key areas of the property and enhancing its recreational appeal. The setting supports a wide variety of outdoor activities, from shooting at the established range to quiet afternoons spent exploring or fishing.

Wildlife is abundant, with deer, waterfowl, coyotes, bobcats, and feral hogs all known to frequent the area, making the ranch equally suited for hunting or wildlife observation.

Agriculture & Income

While primarily enjoyed as a recreational retreat, the property offers usable open ground that could support light agricultural use, grazing, or other small-scale income opportunities. Its manageable size and layout provide flexibility for a future owner to tailor the land to their preferred use without requiring intensive management.

History & Heritage

Stillwater at Powderly Ranch reflects the quiet heritage of Northeast Texas. Land that has long been valued for its natural resources, recreational opportunity, and connection to the outdoors. The property carries forward that tradition through its continued use as a gathering place for family, recreation, and time spent on the land.



Location

Located in Powderly, Texas, the ranch sits just a few miles north of Paris, offering convenient access to everyday essentials while maintaining a sense of seclusion and privacy. Its position in Lamar County places it within comfortable reach of the broader North Texas region, making it an ideal option for those seeking a rural escape without being too far removed.

Nearby Pat Mayse Lake further enhances the location, providing a well-known destination for fishing, boating, and outdoor recreation just minutes from the property.

Conclusion

Stillwater at Powderly Ranch offers a compelling combination of water, recreation, and accessibility in a manageable and highly usable 24+/- acre footprint. With a stocked bass lake, comfortable home, functional improvements, and diverse outdoor appeal, it is well suited for buyers seeking a turnkey recreational retreat or a relaxed country residence.

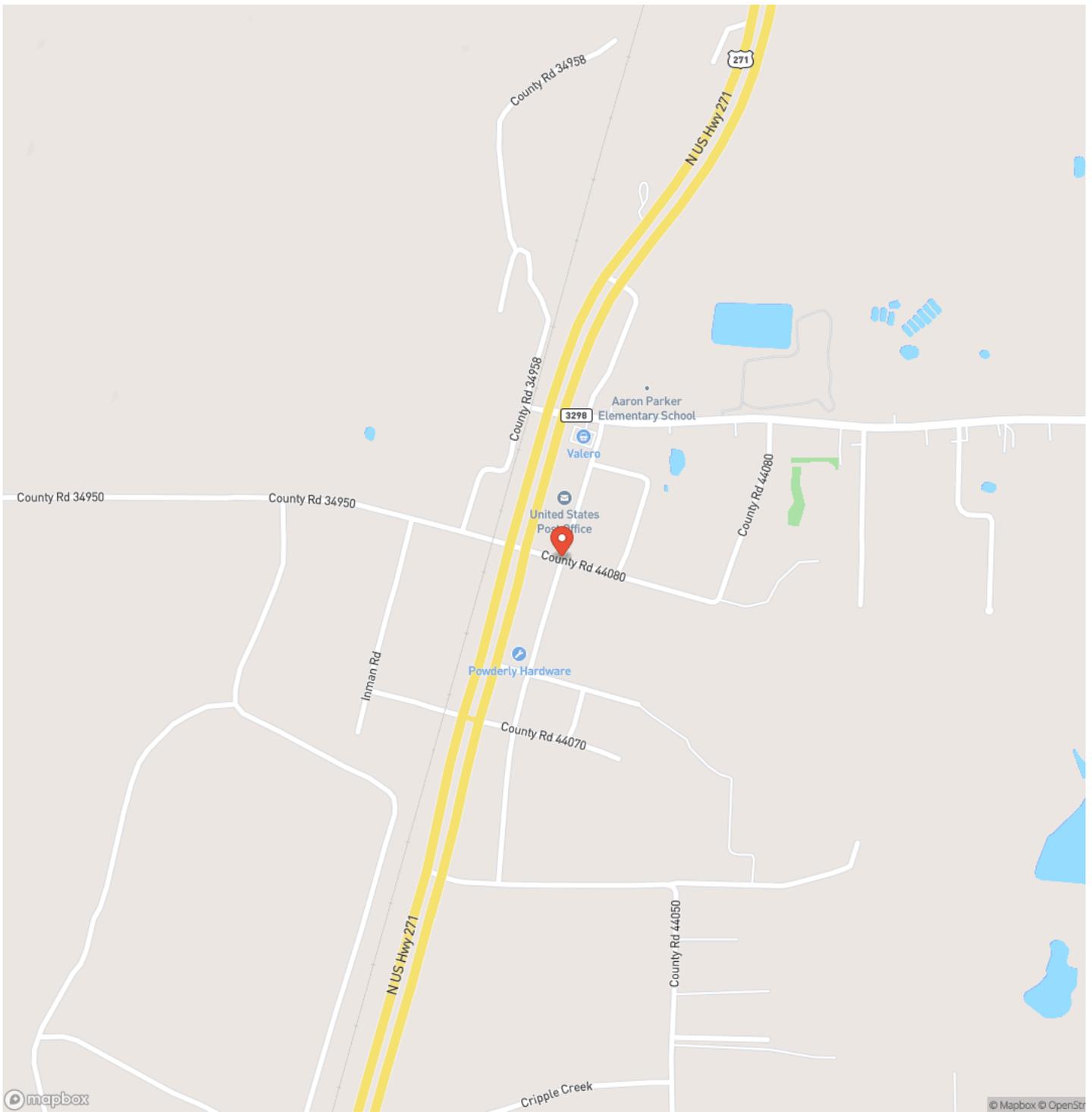
Properties of this size with quality water features, privacy, and proximity to both Paris and Pat Mayse Lake are increasingly difficult to find. Stillwater at Powderly Ranch stands ready to be enjoyed from day one, with all the elements in place for lasting memories and future enjoyment.



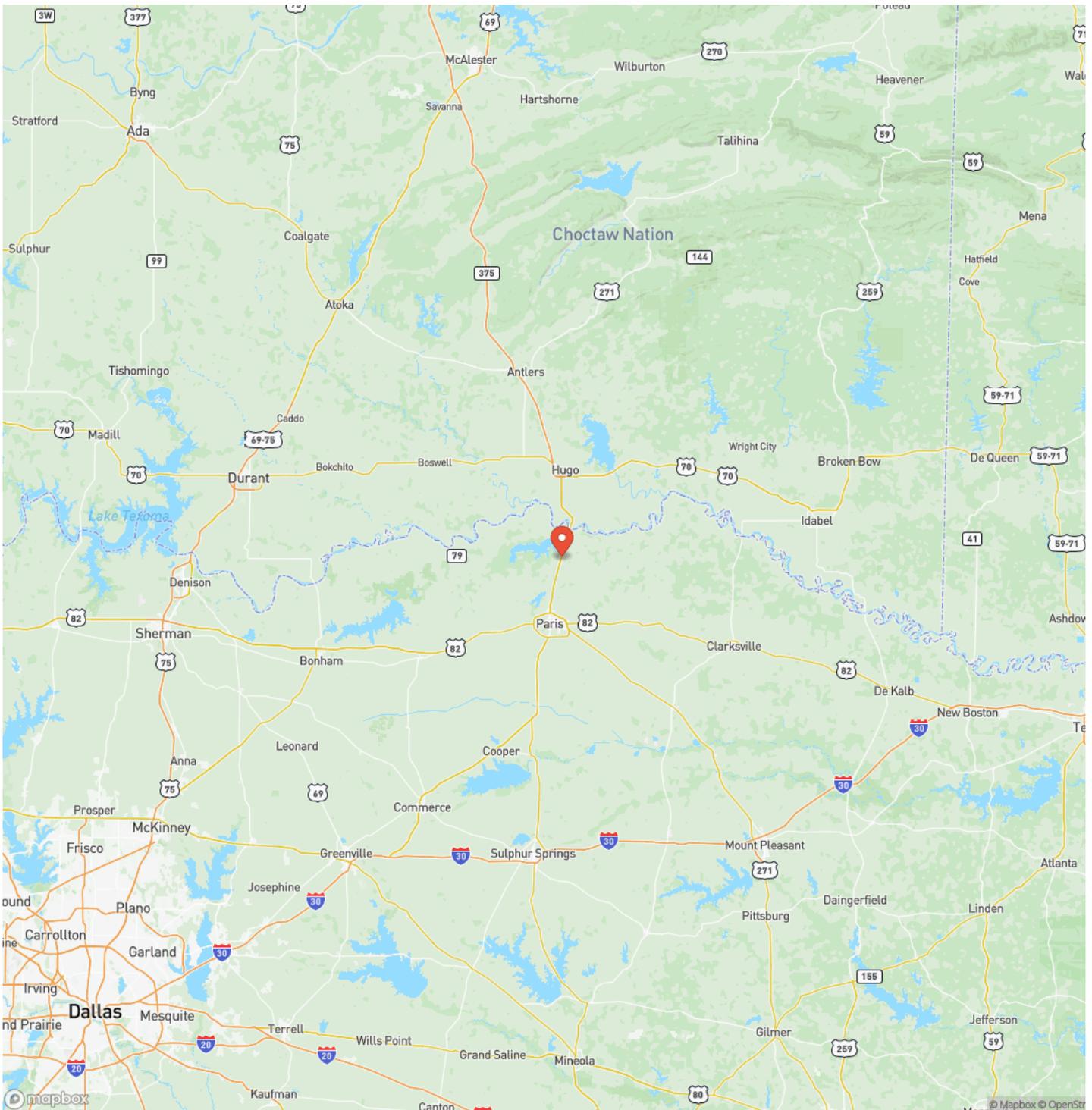
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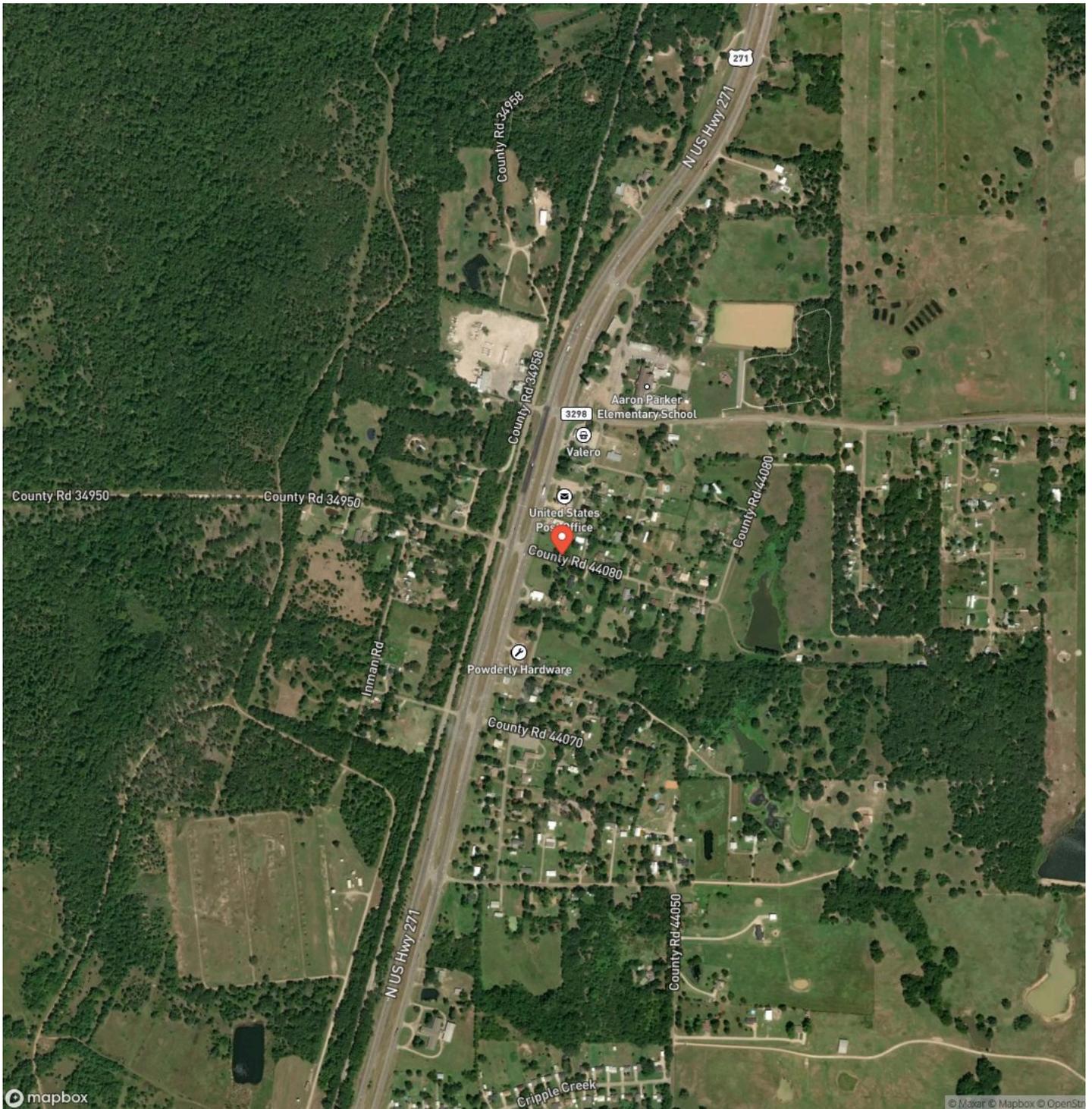
Locator Map



Locator Map



Satellite Map



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