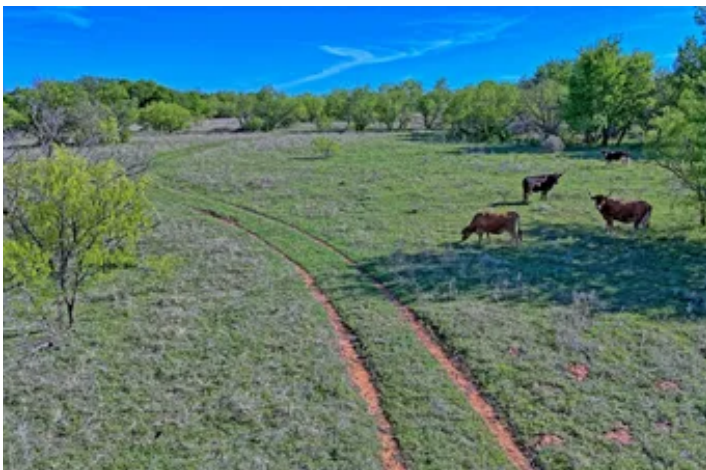


Jackson Road Ranch
Applegate Road
Bowie, TX 76230

\$990,000
180± Acres
Montague County



Jackson Road Ranch
Bowie, TX / Montague County

SUMMARY

Address

Applegate Road

City, State Zip

Bowie, TX 76230

County

Montague County

Type

Hunting Land, Ranches, Farms

Latitude / Longitude

33.616848 / -97.860885

Acreage

180

Price

\$990,000

Property Website

<https://ttranchgroup.com/property/jackson-road-ranch-montague-texas/102472/>



Jackson Road Ranch Bowie, TX / Montague County

PROPERTY DESCRIPTION

Description

180-acre multi-use property with good surface water, two ponds, creek bottom, mixed terrain, just minutes outside Bowie. Whether you're looking to graze cattle, hunt, or escape to the quiet countryside, this land has practical and versatile usability.

Ranch Features

- Two ponds with Middle Belknap Creek providing seasonal water and additional surface water availability
- Nice mix of habitat including hardwood creek bottom, mesquite thickets, and native prairie grass patches
- Excellent native grasses ideal for grazing
- Abundant wildlife including whitetail deer, turkey, and feral hogs
- Existing perimeter fencing and interior road network for easy management
- All-weather property access via Applegate and Jackson Road frontage
- County road frontage on two sides for convenient access and future flexibility
- Ideal layout for recreation, hunting, or a future homesite

Topography

The property features approximately 70 feet of elevation change, providing varied terrain, and hilltop views.

The Land

The 180± acres balance of pasture, wooded areas and creek bottoms. Good surface water is available throughout, with two ponds and Middle Belknap Creek providing seasonal water for livestock and wildlife. A mix of hardwood creek bottom, mesquite thickets, and native prairie grass patches creates excellent habitat variety. Dual road frontage, interior roads, and all-weather access make the property immediately usable for livestock, hunting, recreation, or future development.

Location

Conveniently located 5 miles northwest of Bowie, enjoy the peace of rural living with access to nearby towns and cities:

- 25 minutes to Decatur
- 1 hour to Fort Worth
- 1.5 hours to Dallas

Minerals

- Minerals are excluded from the sale

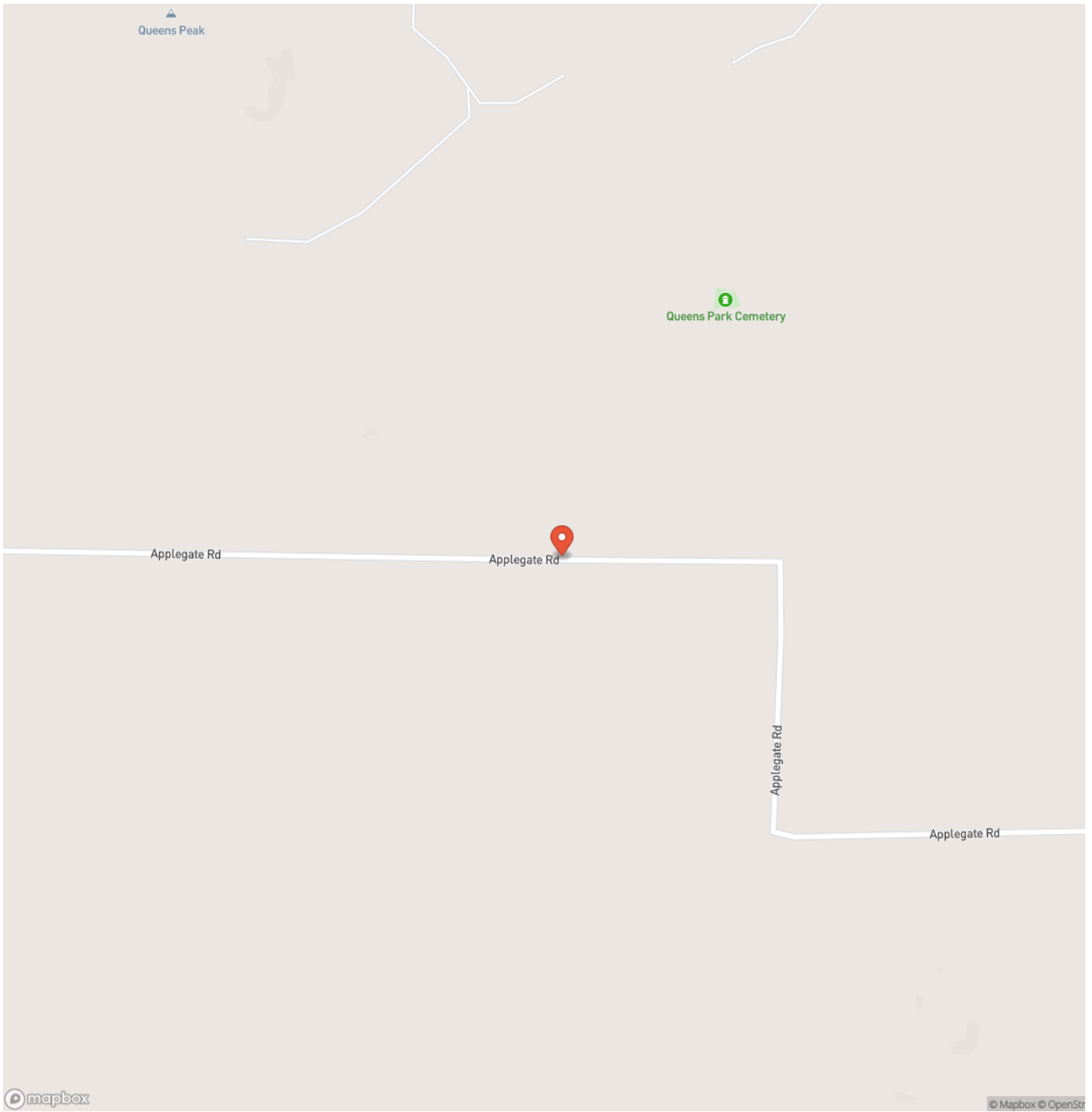
Jackson Road Ranch is a rare opportunity to own a multi-use North Texas property with excellent habitat diversity, good water, practical improvements, varied topography, and all-weather access-accessible and ready for your vision.



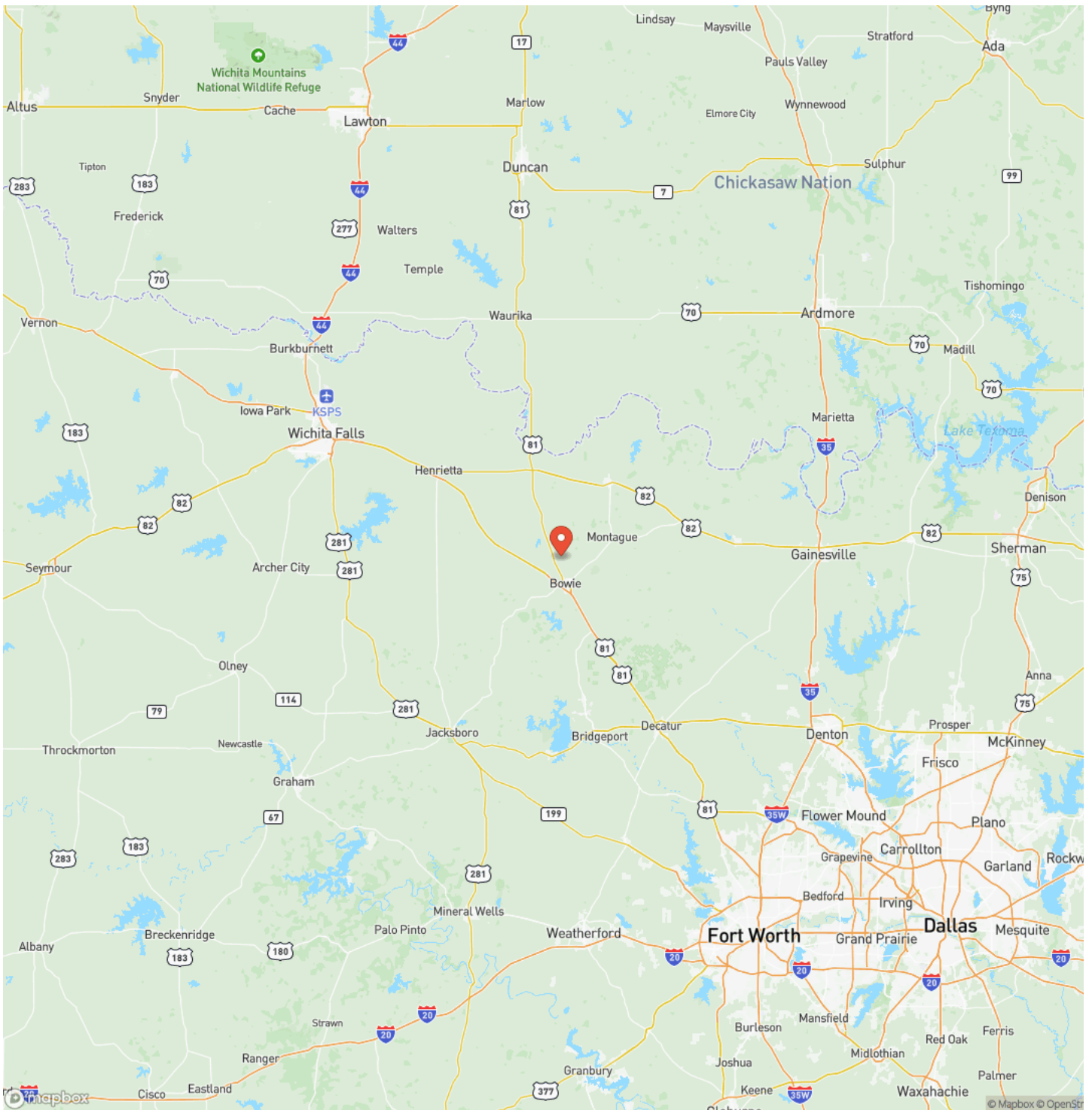
Jackson Road Ranch
Bowie, TX / Montague County



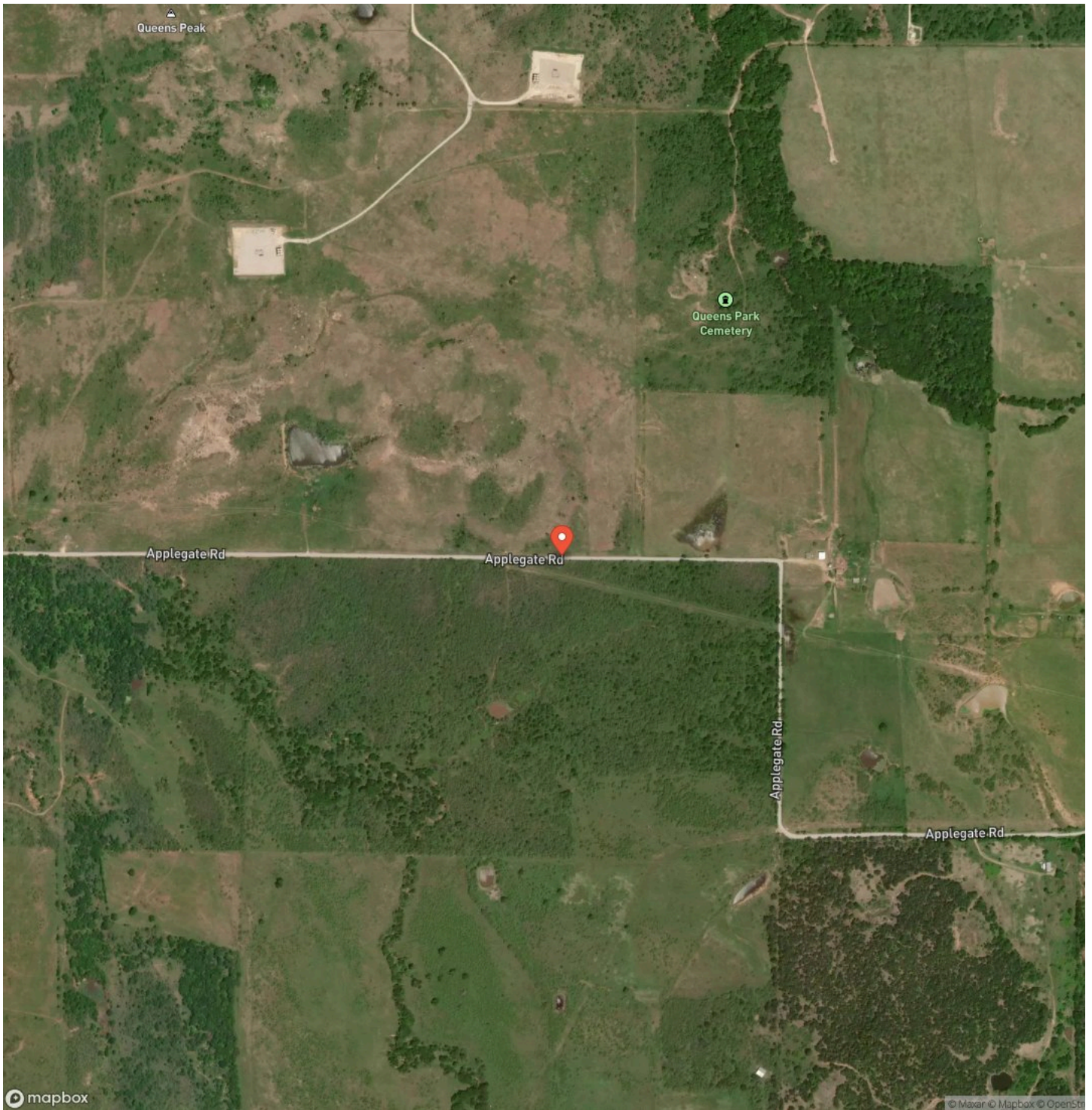
Locator Map



Locator Map



Satellite Map



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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