

Silver Lakes Ranch Lot  
Sandstone Court  
Bowie, TX 76270

**\$65,000**  
3.28± Acres  
Montague County



**Silver Lakes Ranch Lot**  
**Bowie, TX / Montague County**

**SUMMARY**

**Address**

Sandstone Court

**City, State Zip**

Bowie, TX 76270

**County**

Montague County

**Type**

Farms, Recreational Land, Hunting Land, Ranches, Lakefront

**Latitude / Longitude**

33.452576 / -97.872977

**Acreage**

3.28

**Price**

\$65,000

**Property Website**

<https://ttranchgroup.com/property/silver-lakes-ranch-lot/montague/texas/88990/>



## Silver Lakes Ranch Lot Bowie, TX / Montague County

---

### **PROPERTY DESCRIPTION**

Nestled on the serene shores of Amon G. Carter Lake, Silver Lakes Ranch is a thoughtfully designed 2,300-acre master-planned community that perfectly balances natural beauty with modern convenience. Rolling hills, mature hardwood forests, and a peaceful lakeside setting create an inviting retreat for those who seek both relaxation and adventure. This private 3 ± acre lot provides a secluded escape with direct access to boat ramps, making days on the water effortless and enjoyable. Whether you're looking for a permanent residence, a retirement retreat, or a weekend getaway, Silver Lakes Ranch offers a lifestyle that blends tranquility, natural beauty, and community living.

### **Location**

Silver Lakes Ranch is ideally situated just outside of Bowie, Texas, offering both privacy and accessibility. The property lies 29 miles northwest of Decatur and 56 miles southeast of Wichita Falls. For those looking to stay connected to the city, Fort Worth is only 69 miles away, with Dallas just 92 miles to the southeast. This convenient location provides easy access to both small-town charm and big-city amenities, all while maintaining the peaceful setting of lakeside living.

### **Water**

At the heart of Silver Lakes Ranch lies the sparkling Amon G. Carter Lake, a true recreational gem for both residents and visitors. Known for its excellent fishing, the lake is home to largemouth bass, spotted bass, crappie, catfish, and sunfish, making it a favorite destination for anglers of all skill levels. Beyond fishing, the wide, open waters are ideal for boating, water skiing, kayaking, and paddleboarding, offering endless opportunities for fun on the water. Scenic coves and quiet inlets provide the perfect backdrop for swimming, picnicking, or simply relaxing along the shoreline. With private boat ramps located within the community, lake access is quick and convenient, allowing residents to fully embrace a lakeside lifestyle. More than just a recreational hub, Amon G. Carter Lake enhances the beauty of Silver Lakes Ranch with its shimmering waters and breathtaking sunsets, creating a natural focal point that defines the community's charm and appeal.

### **Topography / Soils**

The land itself features approximately 50 feet of topographical variance, adding visual interest and natural character to the property. Rolling terrain and rich soils provide a strong foundation for building, landscaping, or simply enjoying the beauty of the land as it is. The diverse elevation changes further enhance the views of the lake and surrounding countryside, creating a picturesque backdrop for your home or retreat.

### **Wildlife**

Silver Lakes Ranch is a haven for outdoor enthusiasts. The property is home to an abundance of wildlife, including whitetail deer, turkey, and feral hogs. Whether you're an avid hunter or simply enjoy watching wildlife from your back porch, the setting offers endless opportunities to connect with nature.

### **Community Amenities**

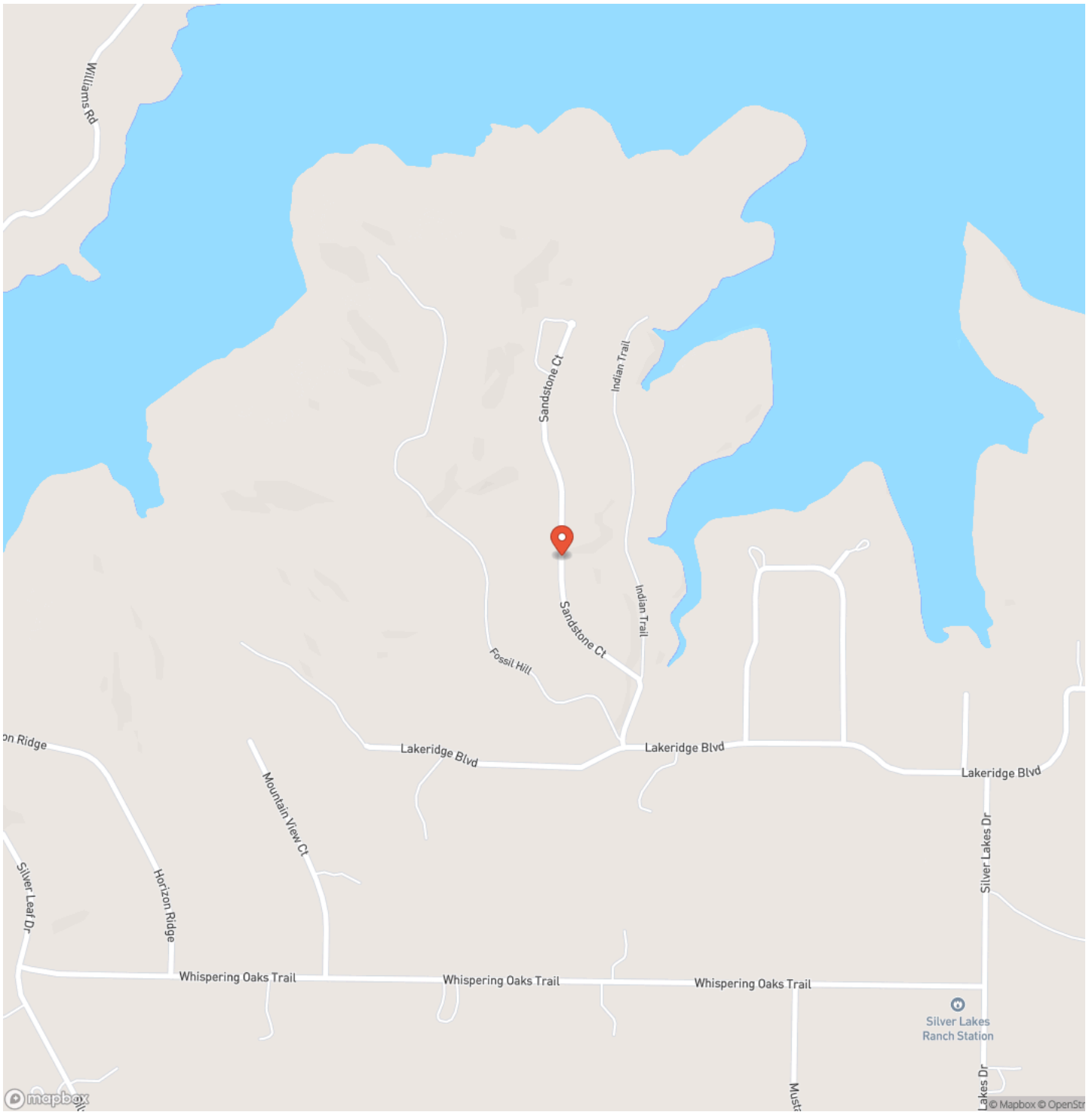
Living at Silver Lakes Ranch means more than just owning a piece of land—it's about becoming part of a vibrant, secure, and welcoming community. Residents enjoy access to a pool, gym, and a community center that hosts regular events and gatherings, while private boat ramps and gated RV/boat parking make recreation simple and convenient. A peaceful community pond with a dock offers yet another space to unwind outdoors. Designed with comfort and peace of mind in mind, the community also features paved roads, a dedicated private security team, and even an on-site fire station. Together, these amenities and safeguards ensure that Silver Lakes Ranch is not only a beautiful and serene place to live, but also a safe, well-supported environment for families and individuals alike.



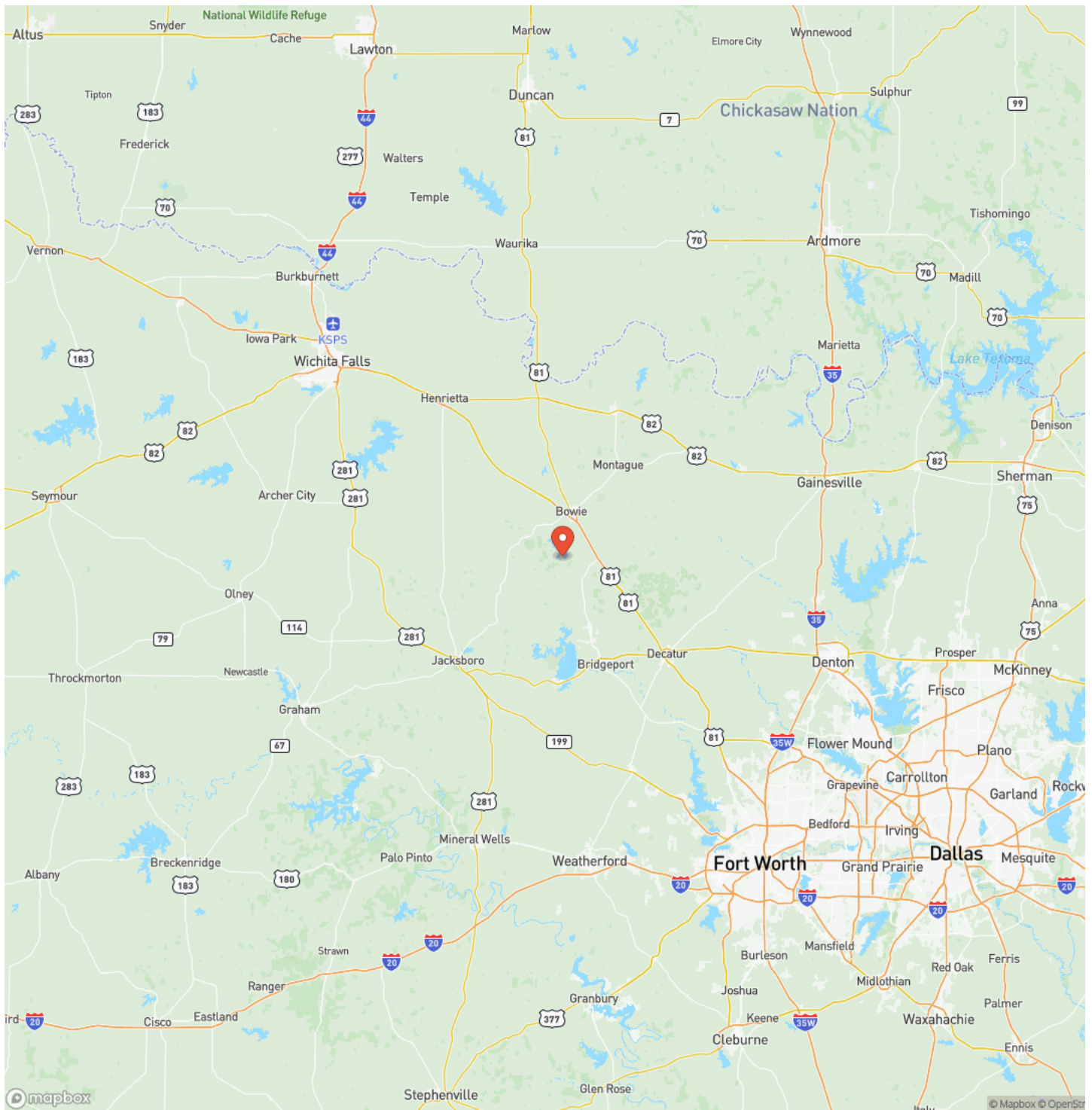
Silver Lakes Ranch Lot  
Bowie, TX / Montague County



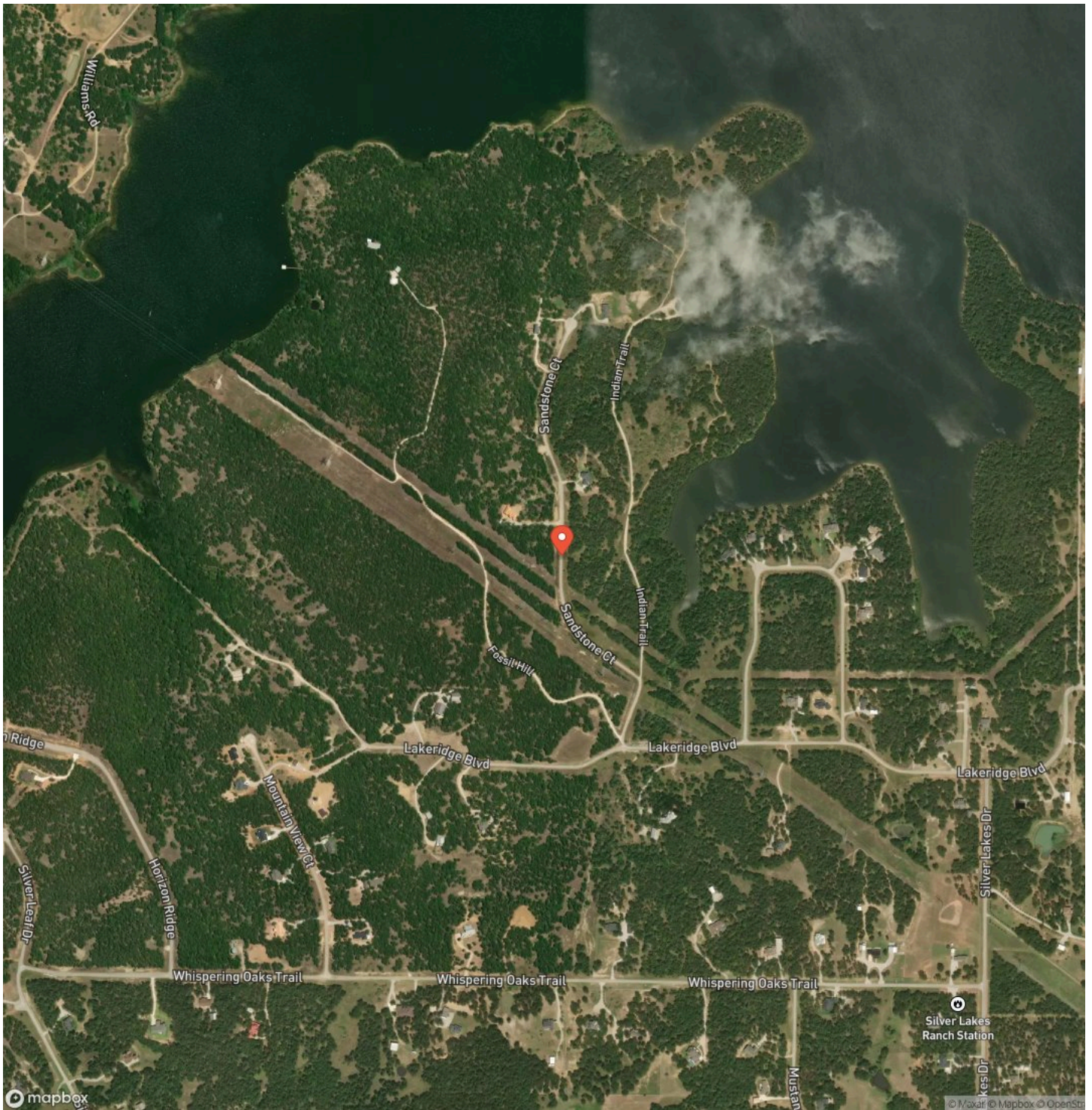
## Locator Map



# Locator Map



## Satellite Map







## **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.



---

**TT Ranch Group**  
3131 Turtle Creek Blvd.  
Dallas, TX 75219  
(214) 396-9692  
<https://ttranchgroup.com/>

---

