

Silver Lakes Ranch Lot
Sandstone Court
Bowie, TX 76270

\$40,000
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

\$40,000

Property Website

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



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 convenient access to community boat ramps, making days on the water effortless and enjoyable. As part of the Silver Lakes Ranch HOA, property owners benefit from a well-maintained community setting and shared amenities that complement the surrounding landscape. Whether you're looking for a permanent residence, retirement retreat, or weekend getaway, Silver Lakes Ranch offers a lifestyle that blends privacy, recreation, 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

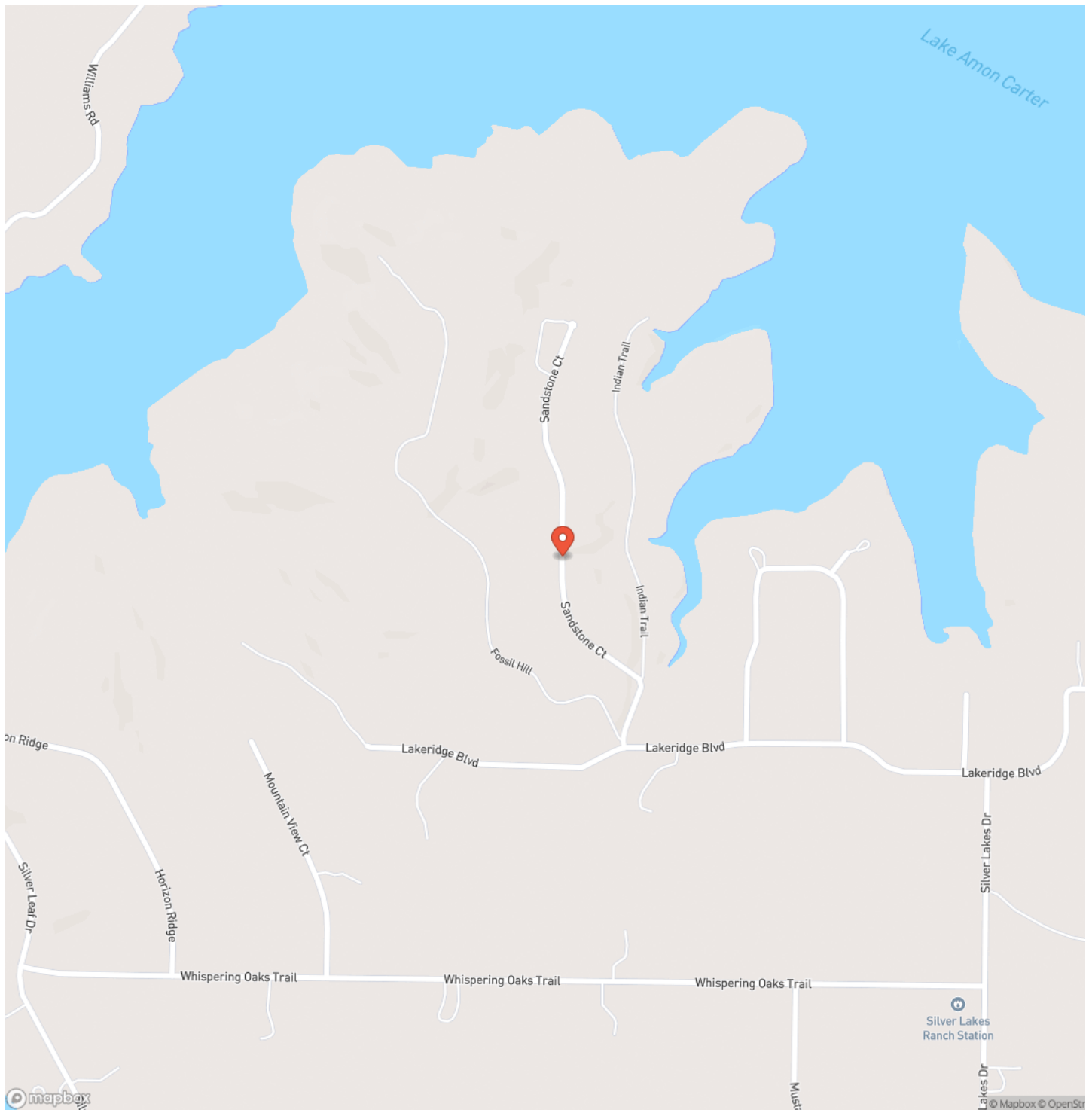
Living at Silver Lakes Ranch means more than just owning a piece of land—it's about becoming part of a vibrant, secure, and welcoming community. Residents enjoy access to a pool, gym, and a community center that hosts regular events and gatherings, while private boat ramps and gated RV/boat parking make 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.

HOA Website: <https://www.silverlakesranch.org/home/>

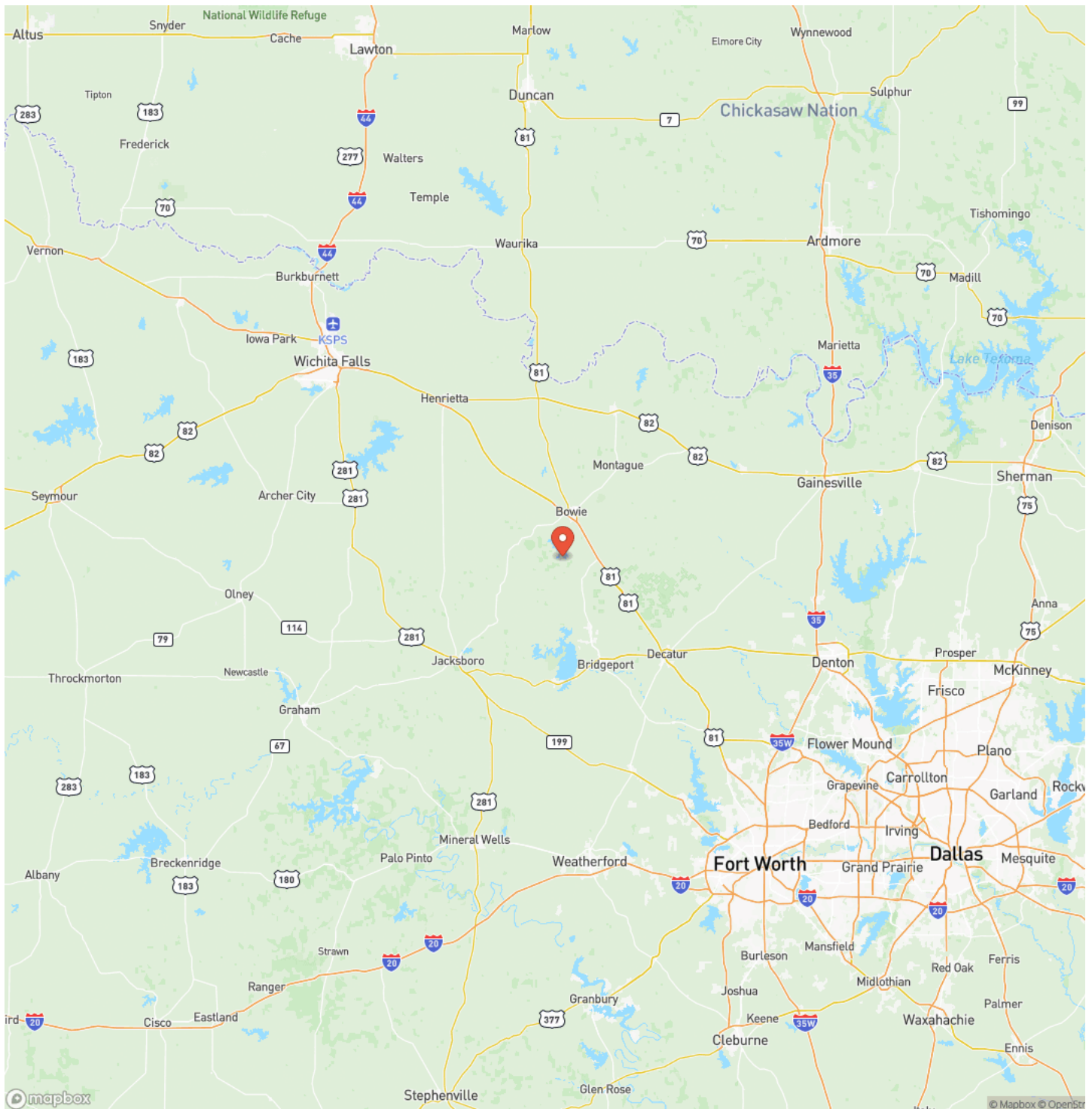
Silver Lakes Ranch Lot
Bowie, TX / Montague County



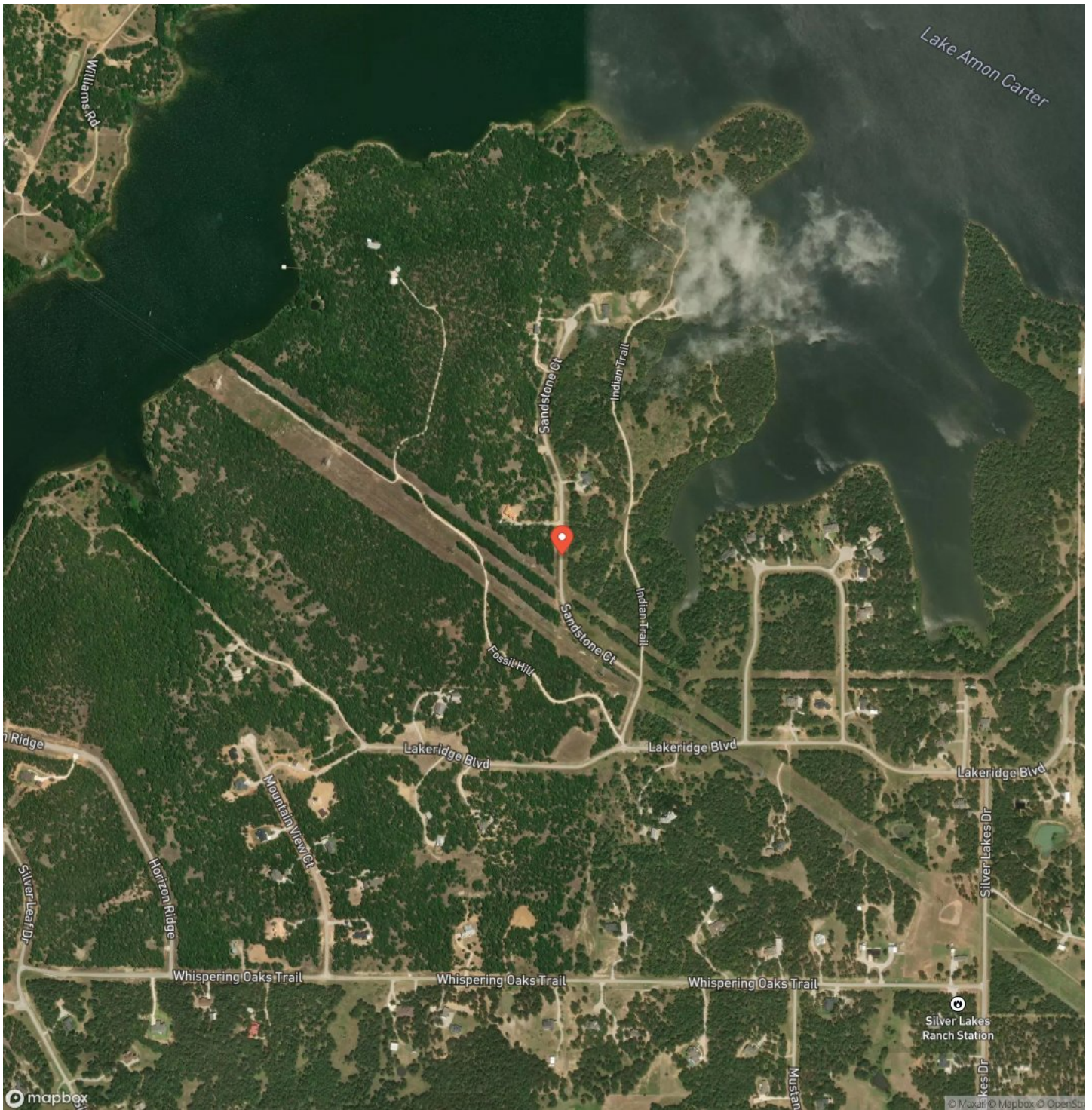
Locator Map



Locator Map



Satellite Map



Silver Lakes Ranch Lot
Bowie, TX / Montague County

LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES



MORE INFO ONLINE:

<https://ttranchgroup.com/>

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

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/>

