

Alamo Ranch
Bowie Tx
Bowie, TX 76230

\$871,400
87.14± Acres
Montague County



Alamo Ranch
Bowie, TX / Montague County

SUMMARY

Address

Bowie Tx

City, State Zip

Bowie, TX 76230

County

Montague County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.558995 / -97.848646

Acreage

87.14

Price

\$871,400

Property Website

<https://ttranchgroup.com/property/alamo-ranch/montague/texas/62297/>



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PROPERTY DESCRIPTION

The Alamo Ranch is an 87+/- acre North Texas ranch for sale in Montague County, conveniently located northwest of Dallas. This versatile recreational property is well suited for hunting, cattle grazing, or building your weekend retreat or custom dream home. The ranch features predominantly wooded terrain that creates excellent native wildlife habitat and provides strong hunting potential. Improvements include a functioning water well, septic system, and electricity already in place, making the property ready for immediate enjoyment or future development.

Location:

The property is ideally situated approximately 10 miles east of Bowie, Texas, in Montague County. It lies about 58 miles southeast of Wichita Falls and 78 miles northwest of Fort Worth, offering convenient access from the Dallas-Fort Worth Metroplex. The ranch is easily reached via FM 1758 and a county-maintained gravel road, providing reliable, all-weather access. Nearby amenities in Bowie include grocery stores, restaurants, fuel, feed and hardware stores, veterinary services, and medical care at the Bowie hospital- making it easy to support both recreational and agricultural uses. Larger retail, dining, and regional airport access are available in the Denton and Fort Worth areas. Positioned just north of Denton Creek, the property benefits from a highly desirable wildlife travel corridor, enhancing the area's appeal for hunting and outdoor recreation.

Land:

This 87± acre North Texas ranch offers an ideal blend of productive pasture and quality wildlife habitat. The property features open hay fields suitable for livestock grazing or hay production, complemented by wooded terrain that provides excellent hunting opportunities. Heavy hardwoods along the creek bottom create prime roosting areas for turkey and support a healthy native wildlife population. The ranch is perimeter fenced with multiple secure pipe-gated entrances and includes some existing cross fencing for improved livestock management. All-weather ranch roads and well-maintained drivable trails provide easy access throughout the property. The land supports strong native grasses and includes approximately 25± acres of established coastal bermuda, making it well suited for both cattle operations and hay production.

Water:

The ranch is well watered with three wet-weather ponds, a natural spring, and a seasonal drainage creek that traverses the property. These surface water features enhance the ranch's usability for livestock, wildlife, and recreational enjoyment. The creek corridor is lined with a healthy mix of mature hardwoods, creating prime wildlife habitat and supporting strong game movement throughout the property.

Terrain/Topography:

The Alamo Ranch features diverse terrain with four open hay fields and numerous locations ideal for food plots, offering flexibility for hunting, wildlife management, or agricultural use. A secluded, approximately one-acre area near the water well is perfect for a garden or an irrigated food plot. The property boasts about 40 feet of elevation change, providing natural drainage and varied landscape for improved pasture and wildlife habitat. Soils consist primarily of fine sandy loam, supporting strong native grasses, coastal bermuda, and productive agricultural areas.

Recreation/Hunting:

The Alamo Ranch is an outdoorsman's paradise, offering abundant opportunities for hunting and wildlife observation. The property's mix of wooded terrain, creek bottoms, and open fields provides multiple setups for pursuing game year-round. Wildlife on the ranch includes whitetail deer, turkey, feral hogs, and migratory game birds, making it ideal for avid hunters or those seeking a private recreational retreat. Its diverse habitat and well-managed land ensure consistent wildlife activity and an exceptional North Texas hunting experience.

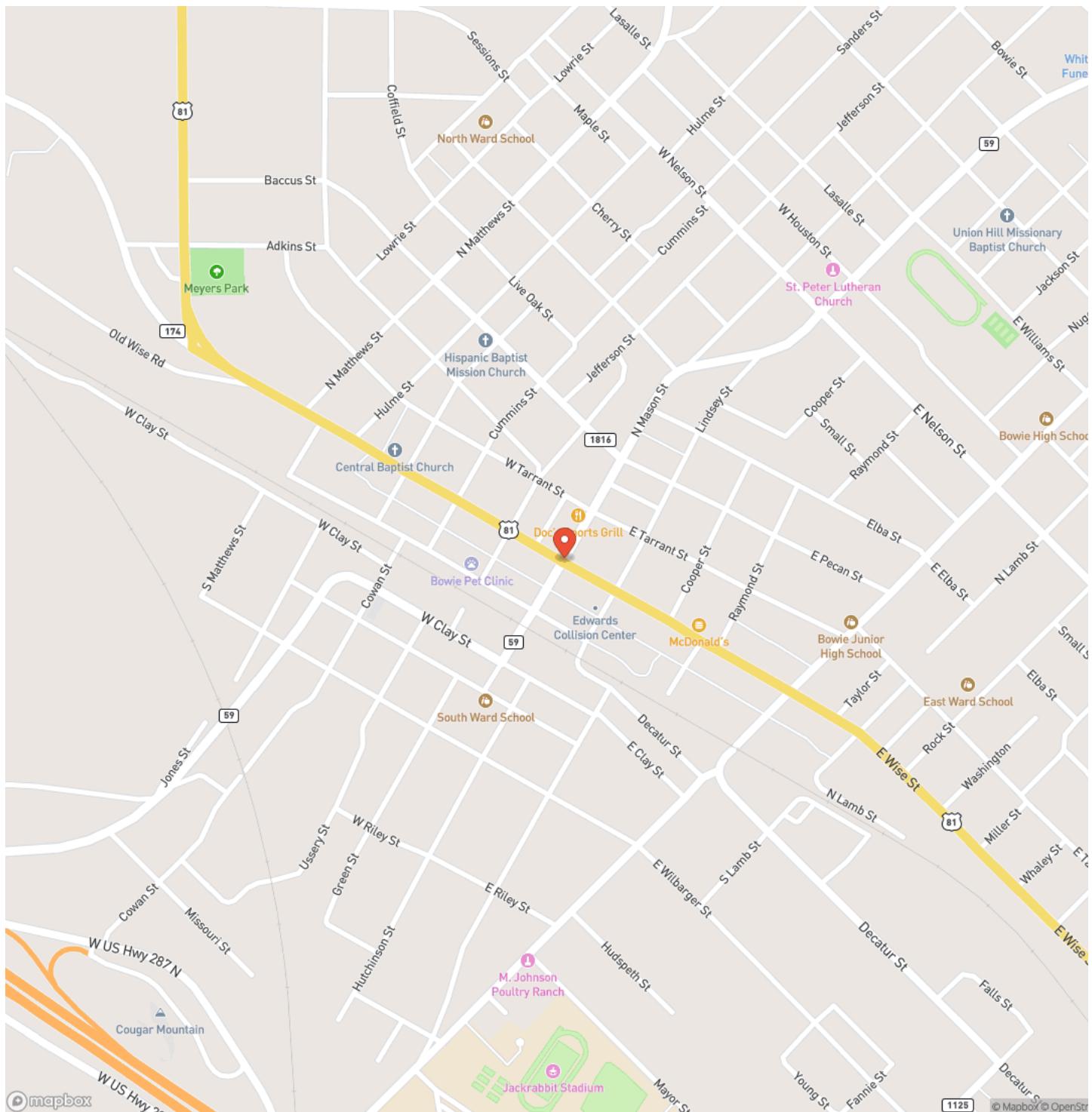
Minerals:

Consult listing broker for information on minerals.

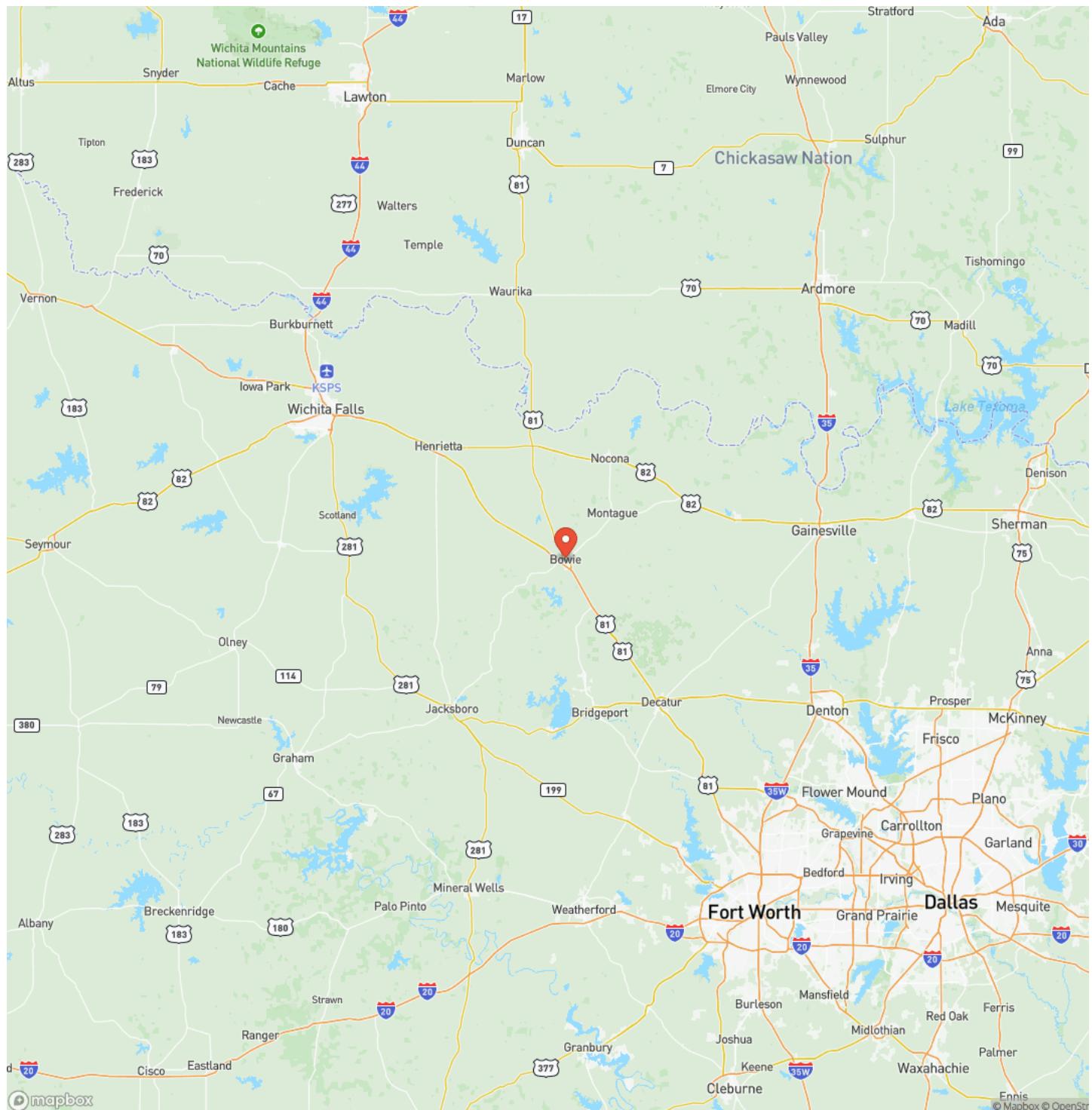
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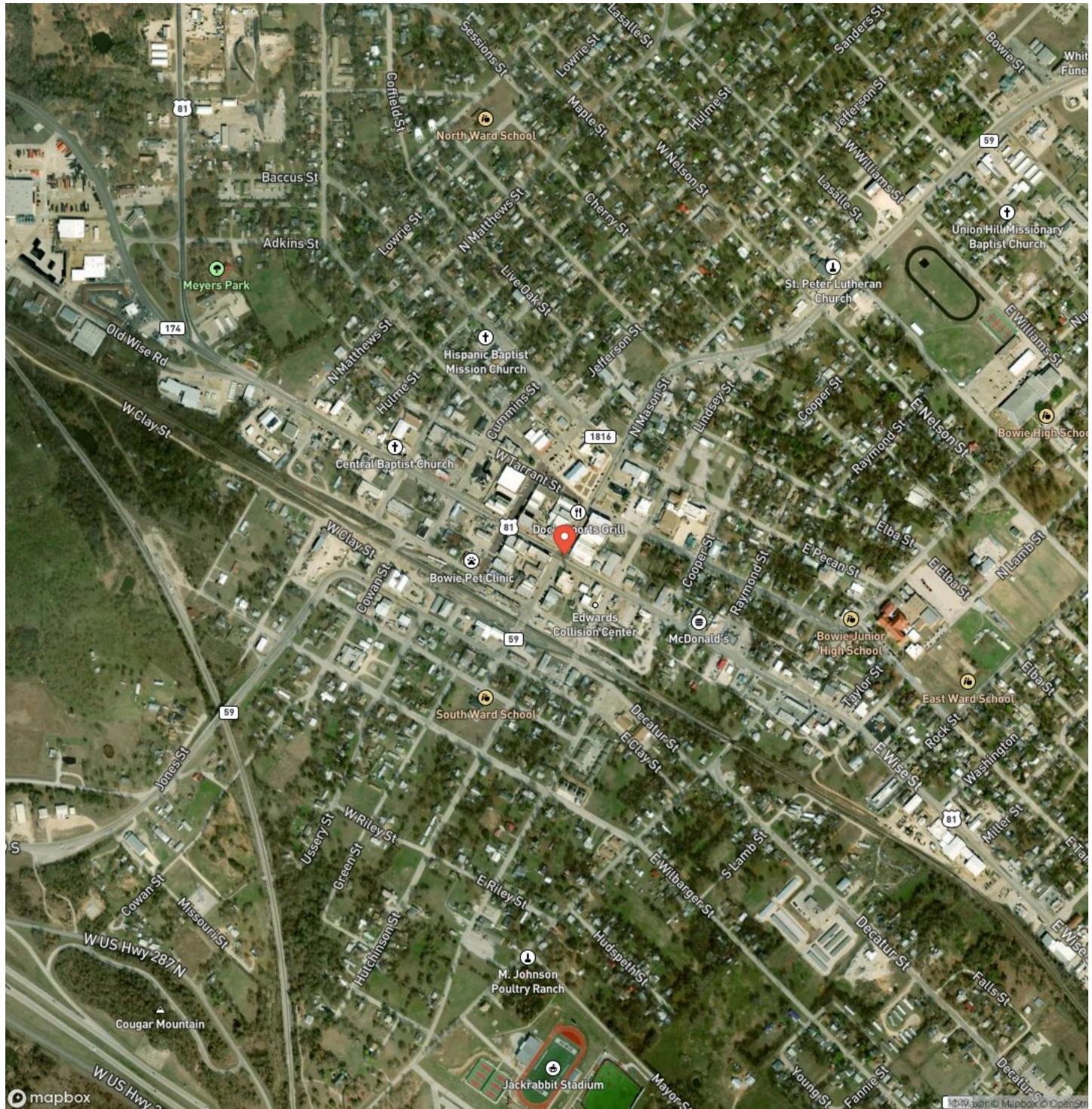
Locator Map



Locator Map



Satellite Map



**Alamo Ranch
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

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TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 396-9692
www.ttranchgroup.com
