

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

Jackson Road Ranch is a practical, versatile 180-acre property offering a strong mix of terrain, water, and usability just minutes outside of Bowie. Whether you're looking to run cattle, hunt, or simply escape to the quiet of the North Texas countryside, this land is ready to work for you from day one.

Ranch Features

The property is well-equipped for a variety of uses right out of the gate. Two ponds and Middle Belknap Creek provide reliable surface water throughout the ranch, supporting both livestock operations and the area's abundant wildlife. The terrain offers a compelling mix of hardwood creek bottom, mesquite thickets, and native prairie grass patches, creating excellent habitat variety across the acreage. Native grasses are healthy and well-suited for grazing, and existing perimeter fencing along with an interior road network make day-to-day management straightforward. The property enjoys county road frontage on two sides via Applegate Road and Jackson Road, providing all-weather access and added flexibility for future use or development.

Topography

With approximately 70 feet of elevation change across the acreage, Jackson Road Ranch offers varied terrain that adds both character and functionality to the land. Hilltop views give way to creek bottoms and wooded draws, creating a diverse landscape that rewards exploration and lends itself well to a future homesite.

The Land

The 180± acres strike a natural balance between open pasture, wooded cover, and creek bottom habitat. Surface water is well distributed across the property, with the two ponds and seasonal flow from Middle Belknap Creek keeping livestock and wildlife watered throughout the year. The diversity of cover types, from hardwood drainages to native grassland flats, creates ideal conditions for whitetail deer, turkey, and feral hogs. Dual road frontage and an established interior road system make the entire property accessible and immediately usable, whether your plans involve livestock, hunting, recreation, or future improvements.

Location

Conveniently located 5 miles northwest of Bowie, Jackson Road Ranch offers the peace of rural North Texas living with easy access to regional destinations. Decatur is about 25 minutes away, Fort Worth is approximately an hour out, and Dallas is reachable in roughly an hour and a half.

Minerals

Minerals are excluded from the sale.

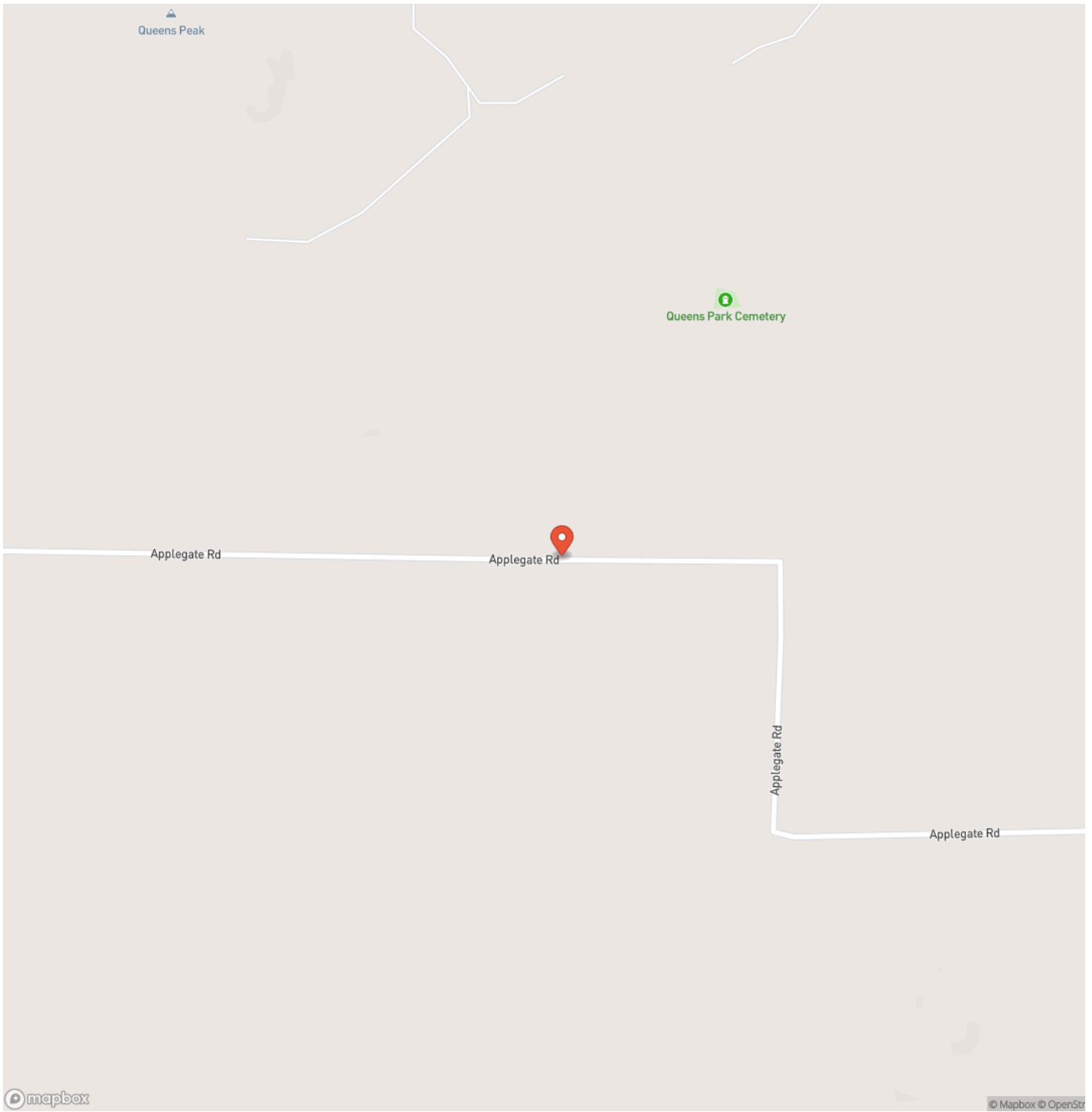
Jackson Road Ranch is a rare opportunity to own a well-rounded North Texas property with excellent habitat diversity, dependable water, practical improvements, varied topography, and all-weather access. The foundation is here and ready for your vision.



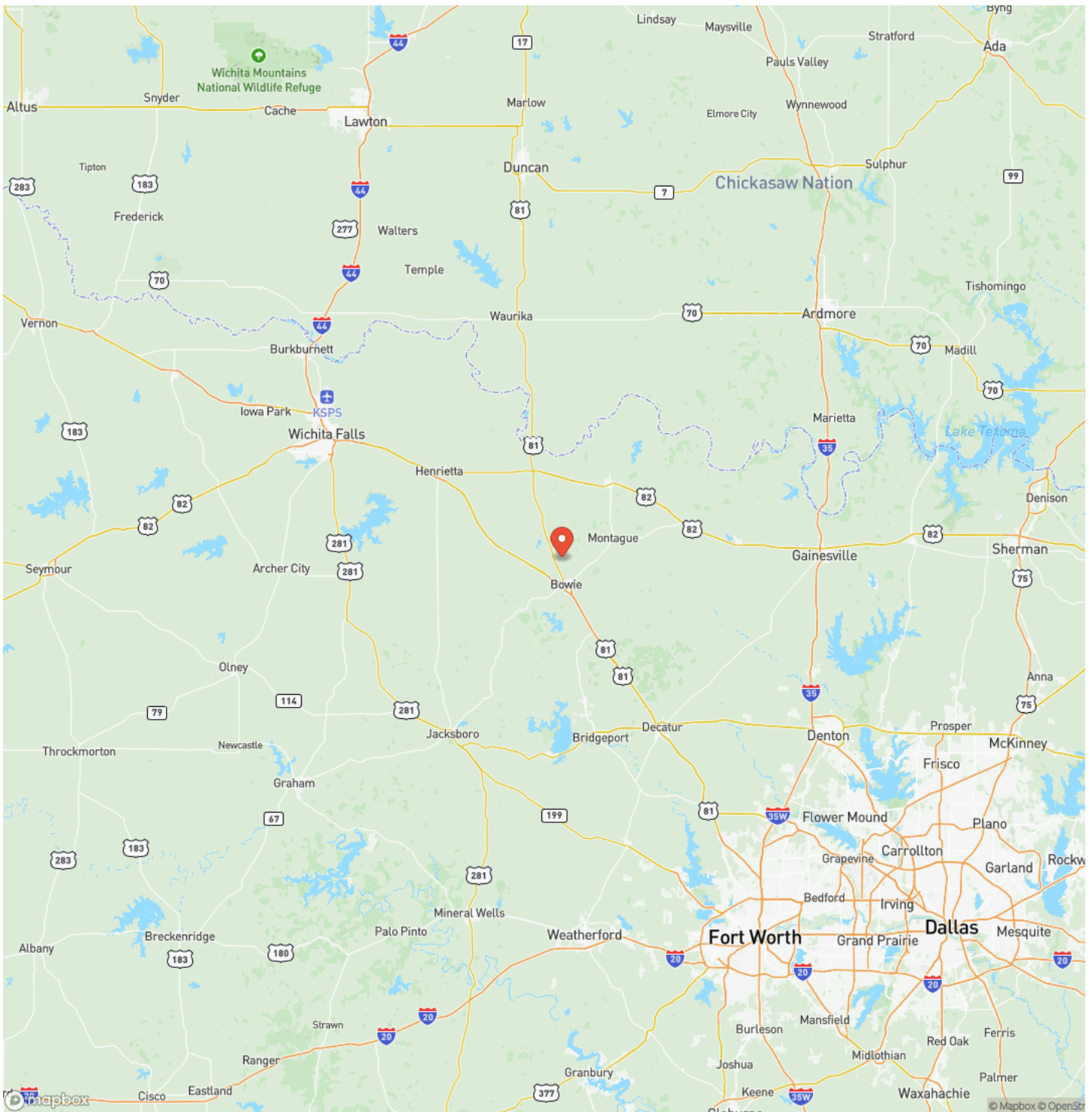
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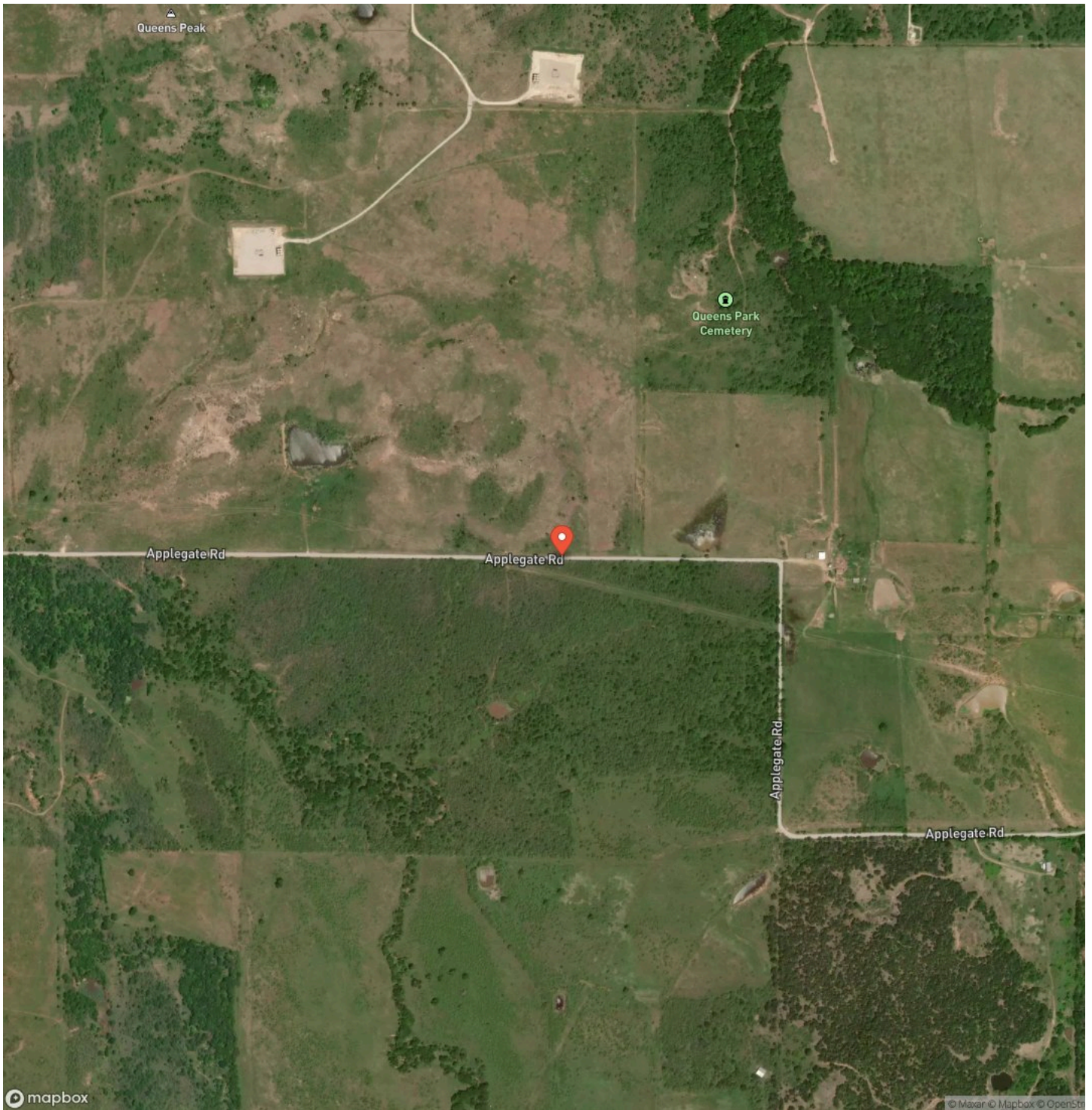
Locator Map



Locator Map



Satellite Map



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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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