

**Alamo Ranch**  
**Bowie Tx**  
**Bowie, TX 76230**

**\$871,400**  
**87.14± Acres**  
**Montague County**





**Alamo Ranch**  
**Bowie, TX / Montague County**

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**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/>



### **PROPERTY DESCRIPTION**

The Alamo Ranch is 87 +/- acres in Montague County. This property is ideal for recreational hunting, grazing cattle, building your weekend cabin or dream home. The wooded terrain creates a native wildlife habitat and provides some of the best hunting in north Texas. The ranch has a functioning water well, septic, and electricity in place. There is additional acreage available.

#### **Location:**

The property is approximately 10 miles east of Bowie, Texas, 58 miles southeast of Wichita Falls, 78 miles northwest of Fort Worth and there is easy access to the property via FM 1758 to a county-maintained gravel road. The ranch is just north of Denton Creek, a great travel corridor for many species of wildlife.

#### **Land:**

This 87 +/- acre ranch features a combination of hay fields for livestock grazing or hay production, and wooded terrain for hunting. Heavy hardwoods along the creek bottom make for nice roosting areas for turkey. It has perimeter fencing with multiple secure pipe gated entrances with some existing cross fencing. There are all weather roads and drivable trails throughout the property. The ranch has strong native grasses and approximately 25 acres of coastal bermuda for livestock or hay production.

#### **Water:**

The ranch features 3 wet weather ponds and a natural spring. There is also a wet weather drainage creek that runs through the property. It is lined with a mixture of large hardwoods that provide an excellent habitat for wildlife.

#### **Terrain/Topography:**

There are four hay fields and countless areas for food plots. There is an approximately one-acre secluded area close to the water well, great for a garden or irrigated food plot. There are about 40' of elevation changes on the property. Soil type is fine sandy loam.

#### **Recreation/Hunting:**

This ranch is set up to be an outdoorsmen's paradise. It shows big and offers many setups to pursue wildlife. Whitetailed deer, turkey, feral hogs, and migratory gamebirds are present throughout the year.

#### **Minerals:**

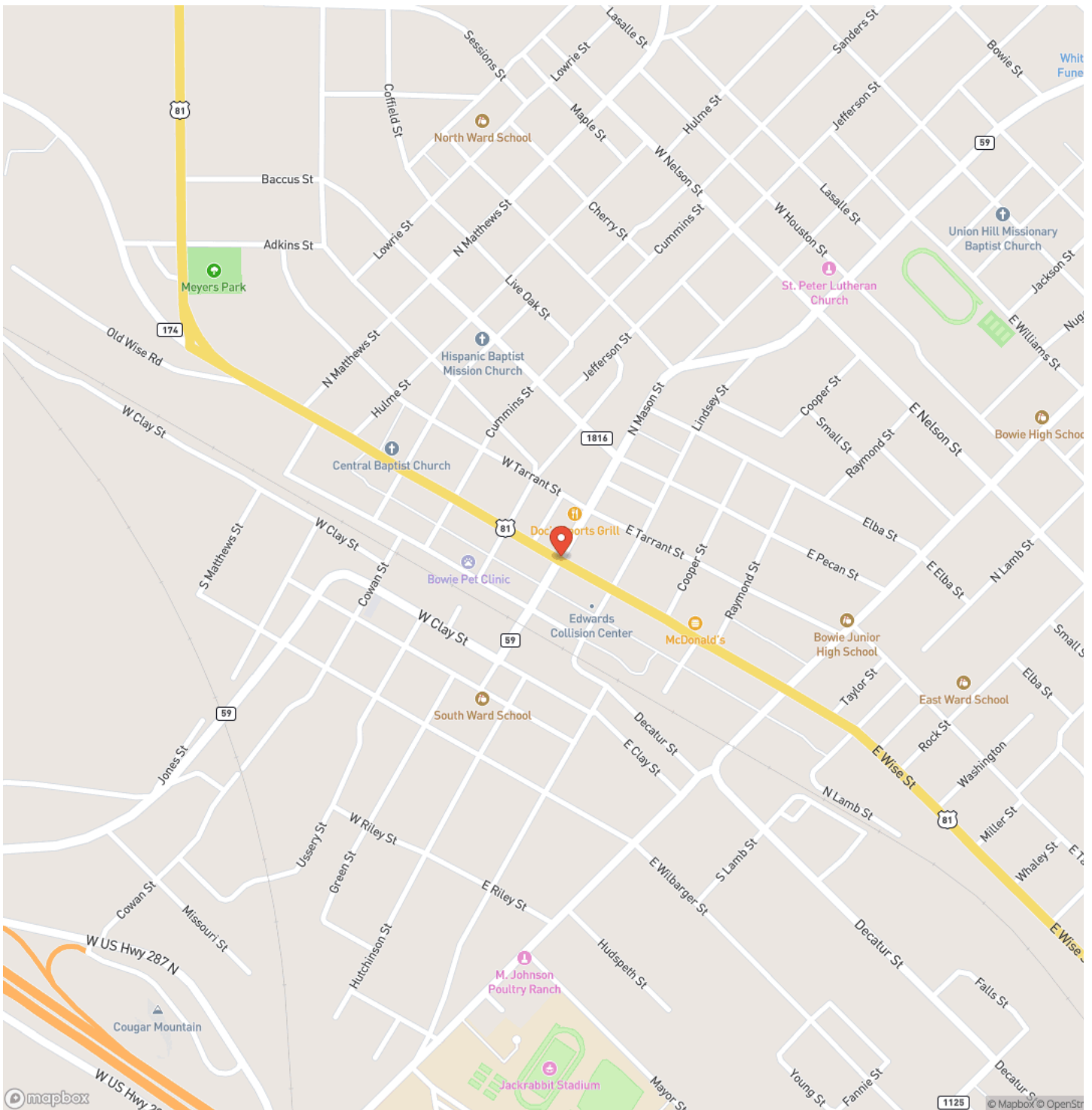
Consult listing broker for information on minerals.



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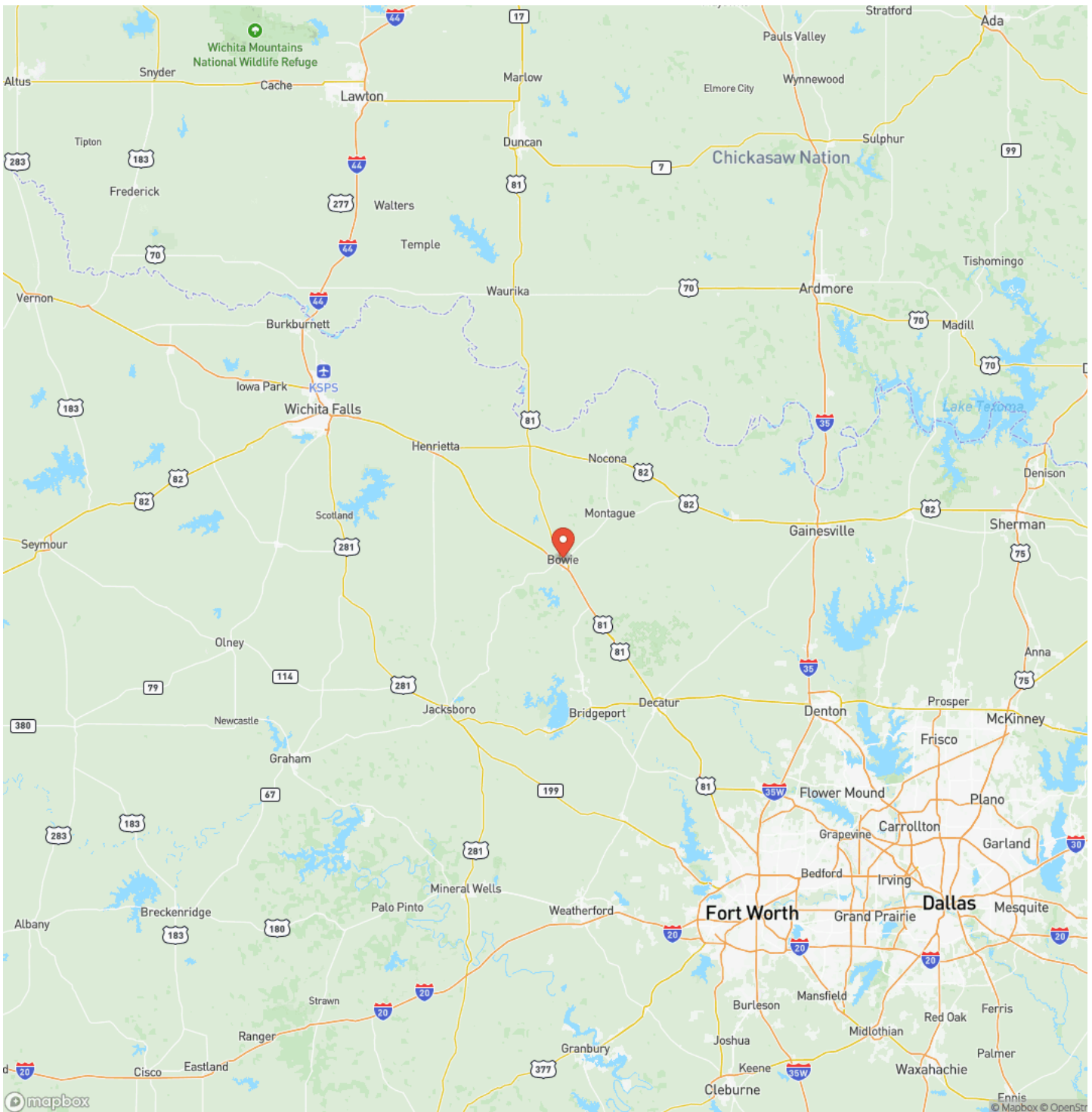


## Locator Map



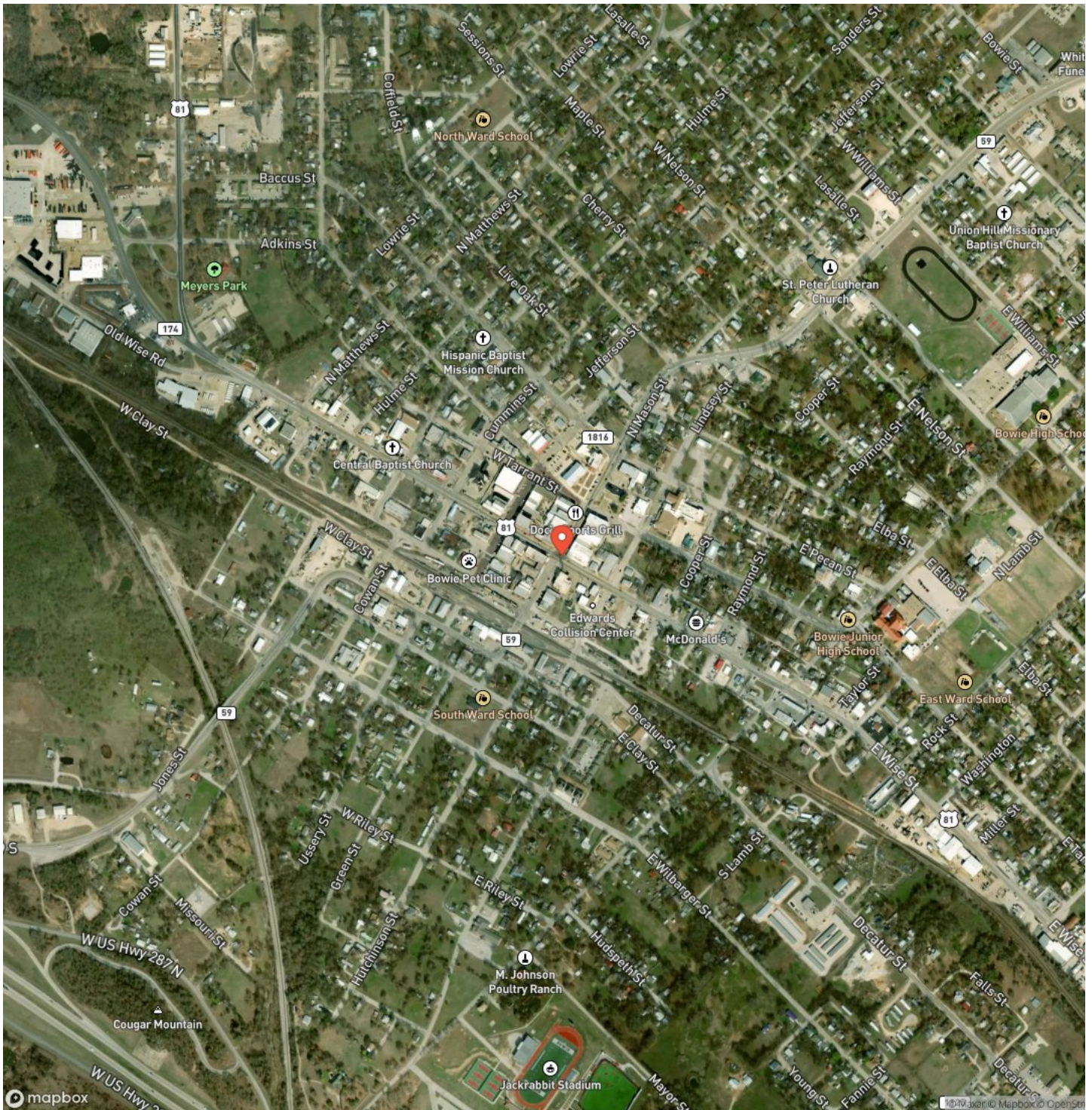


## Locator Map





## Satellite Map



## 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

[illegible]



## 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.





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