

Davis Ranch
917 Cole Rd
Bowie, TX 76230

\$695,000
30± Acres
Montague County



Davis Ranch
Bowie, TX / Montague County

SUMMARY

Address

917 Cole Rd

City, State Zip

Bowie, TX 76230

County

Montague County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

33.508208 / -97.793825

Acreage

30

Price

\$695,000

Property Website

<https://ttranchgroup.com/property/davis-ranch-montague-texas/91573/>



PROPERTY DESCRIPTION

Welcome to Davis Ranch, a beautifully maintained and thoughtfully updated 30± acre property offering the perfect balance of peaceful country living just minutes from town. Nestled among mature oak trees with a pond and spring-fed creek running along the back boundary, this property is ideal for anyone seeking privacy, functionality, and timeless Texas charm.

The Residence

Built in a classic ranch style, the 1,629 sq ft brick home features 3 bedrooms and 2 bathrooms. The freshly painted kitchen includes stainless steel appliances, breakfast bar, and dining nook, while the spacious living area opens through French doors to a newly covered back porch—perfect for morning coffee or evening sunsets. Recent interior upgrades include durable wood-look flooring, new ceiling fans, a renovated master bath, and fresh paint throughout. Additional improvements such as a new roof (2020), gated pipe entrance, full perimeter fencing, and all-new plumbing under the house to the septic system ensure comfort and peace of mind.

Ranch Features & Improvements

Designed for both recreation and practicality, the property includes:

- Two new buildings for training/boardings, one fully spray-foam-insulated with HVAC and separate electrical pole
- Storage/workshop, well house with storage, and loafing shed
- A spring-fed creek along the back boundary lined with towering oak trees
- Fruit and pecan trees throughout the property
- 50-ft broadband tower providing reliable high-speed internet
- Added insulation and radiant barrier for improved energy efficiency
- Fresh interior and exterior paint across all structures

The 30± acres feature a mix of open pasture, wooded areas, and a pond, offering endless potential for wildlife, livestock, or simply enjoying wide-open Texas views.

Location

Conveniently located in Montague County, this property offers a serene rural setting with easy access to nearby towns, major highways, and the Metroplex.

10 minutes to Bowie

25 minutes to Decatur

1 hour to Fort Worth

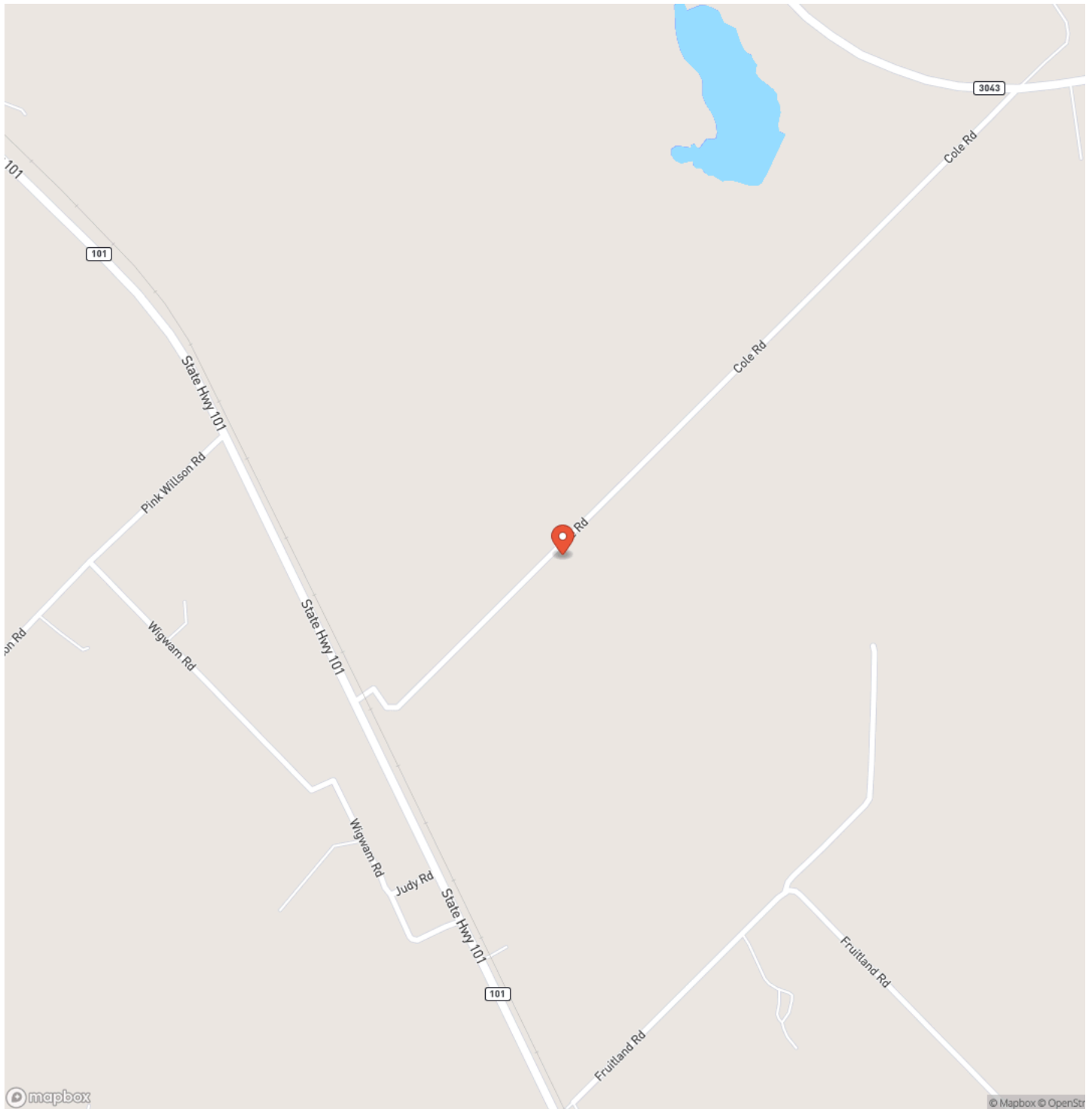
1.5 hours to Dallas

Davis Ranch is the perfect blend of comfort, function, and natural beauty—a move-in-ready property ideal for full-time living or a peaceful weekend retreat.

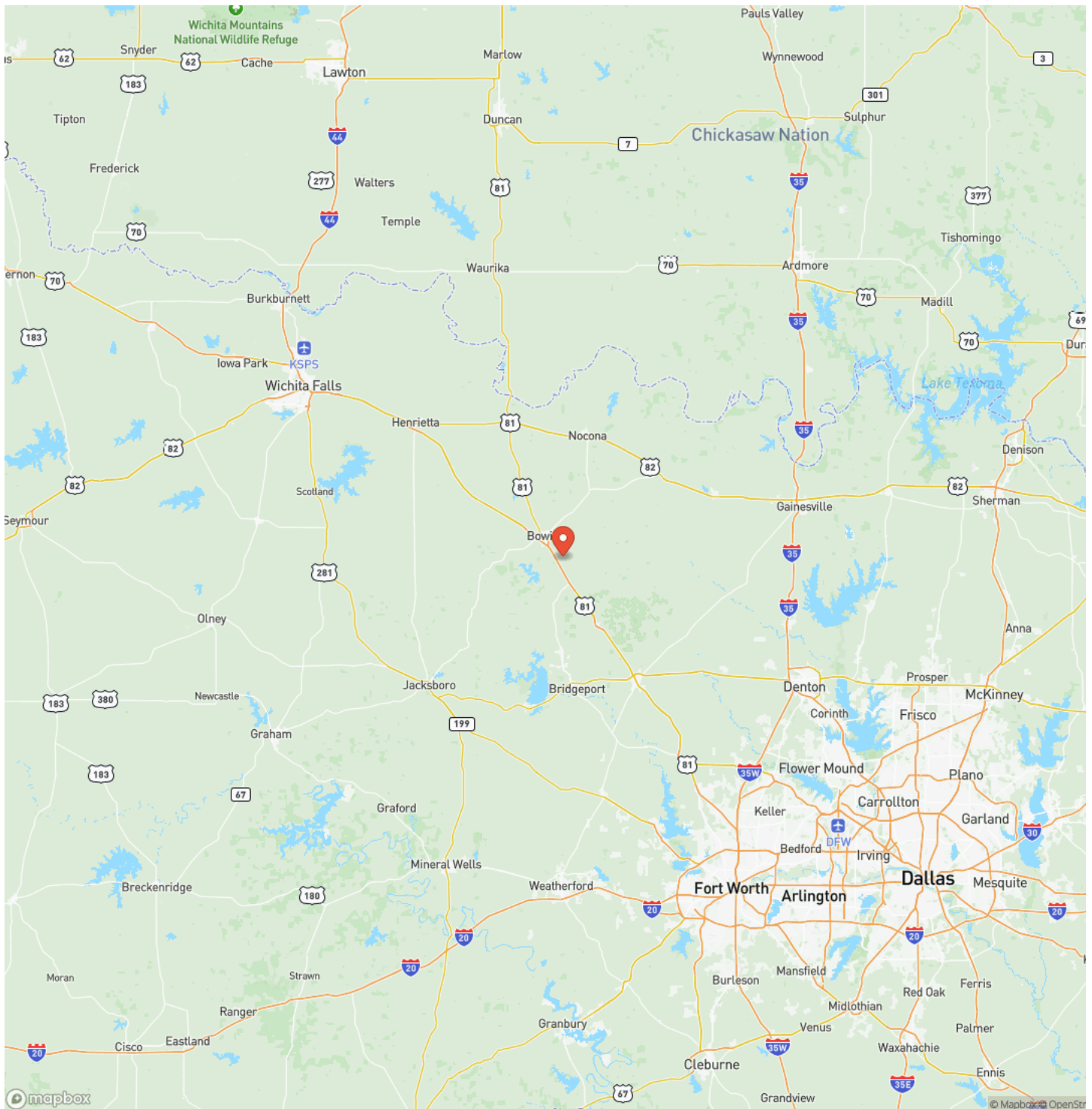
Davis Ranch
Bowie, TX / Montague County



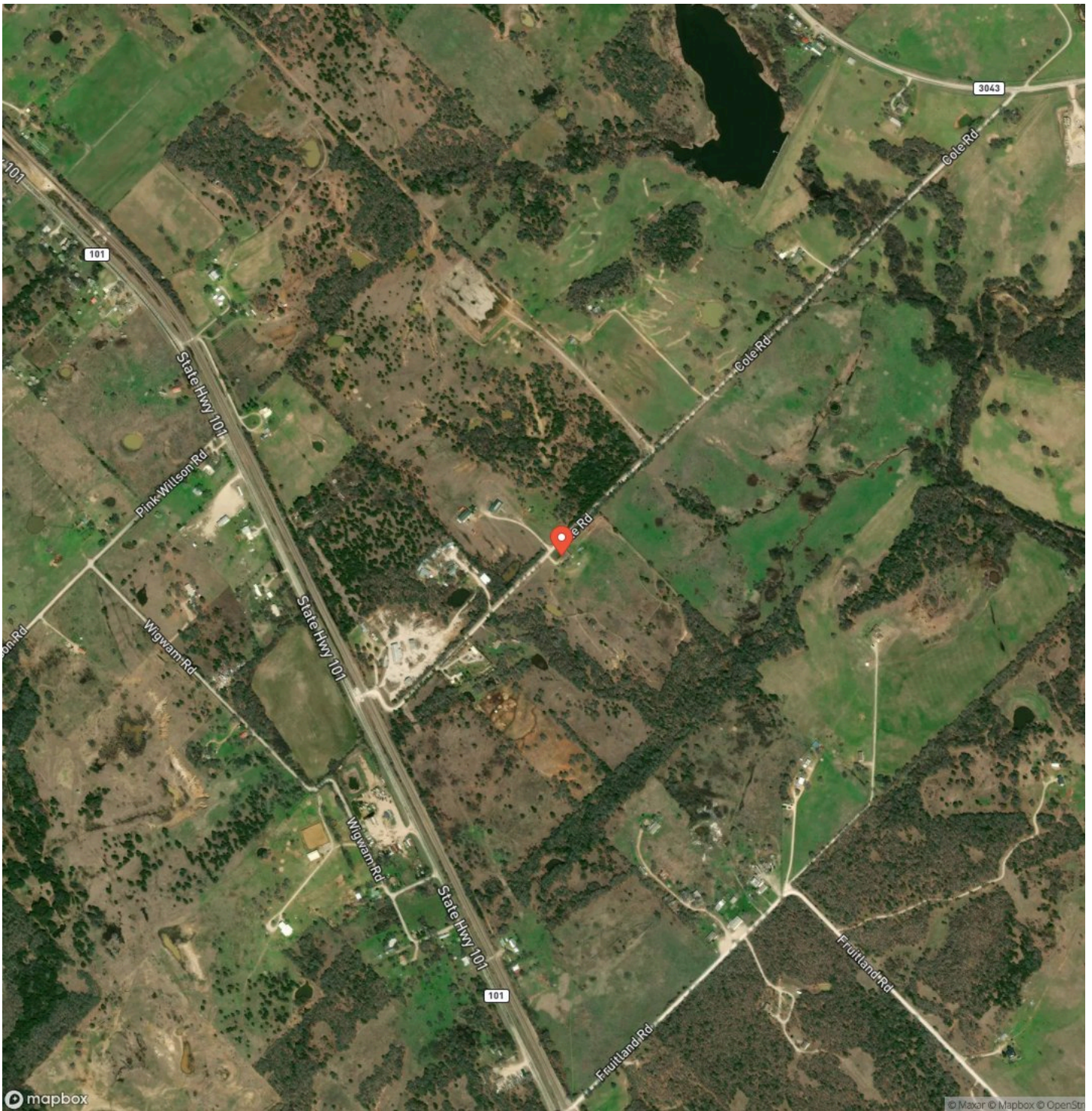
Locator Map



Locator Map



Satellite Map



Davis 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

NOTES



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) 659-1554
www.ttranchgroup.com

