

Silver Lakes Ranch Lot
Sandstone Court
Sunset, TX 76270

\$65,000
3.280± Acres
Montague County



Silver Lakes Ranch Lot
Sunset, TX / Montague County

SUMMARY

Address

Sandstone Court

City, State Zip

Sunset, TX 76270

County

Montague County

Type

Farms, Recreational Land, Hunting Land, Ranches, Lakefront

Latitude / Longitude

33.452576 / -97.872977

Acreage

3.280

Price

\$65,000

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 direct access to boat ramps, making days on the water effortless and enjoyable. Whether you're looking for a permanent residence, a retirement retreat, or a weekend getaway, Silver Lakes Ranch offers a lifestyle that blends tranquility, natural beauty, and community living.

Location

Silver Lakes Ranch is ideally situated in Sunset, Texas, offering both privacy and accessibility. The property lies just 18 miles south of Bowie, 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.

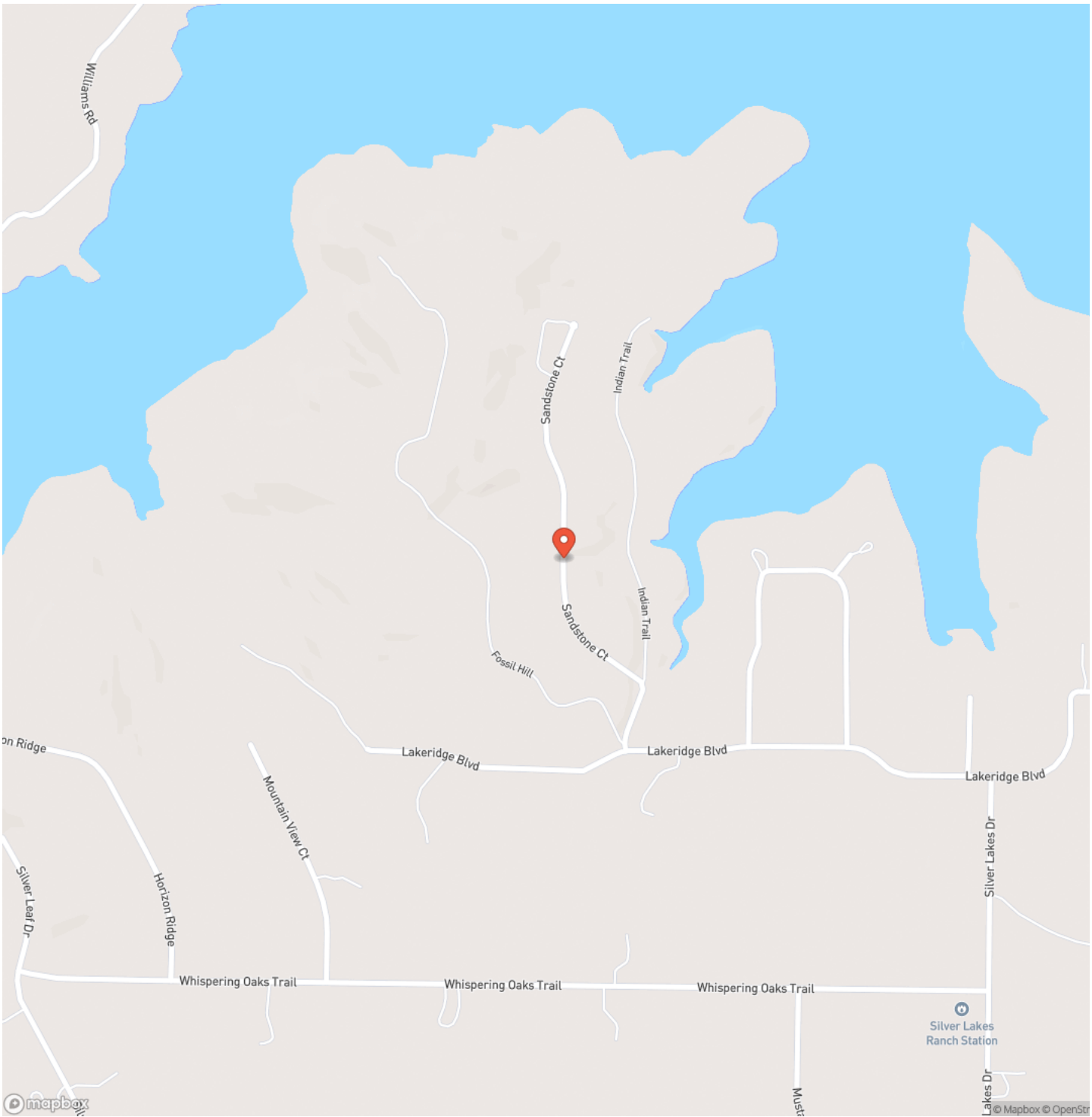
Community Amenities

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.

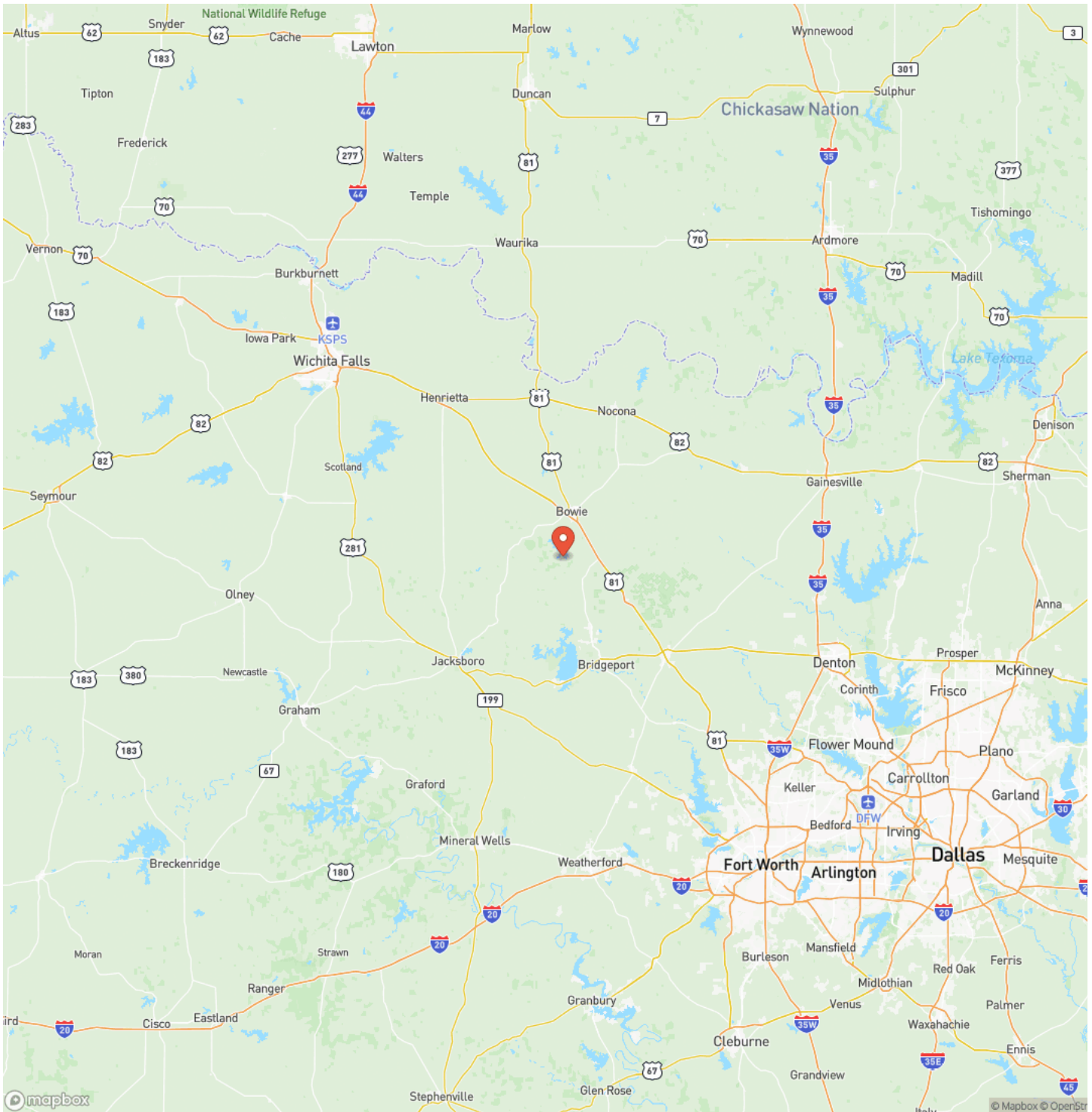
Silver Lakes Ranch Lot
Sunset, TX / Montague County



Locator Map



Locator Map



Satellite Map



Silver Lakes Ranch Lot
Sunset, TX / Montague County

LISTING REPRESENTATIVE

For more information contact:



Representative

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3131 Turtle Creek Blvd.

City / State / Zip

NOTES



MORE INFO ONLINE:

www.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.

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