

660 Acres

Beautiful Hunting Ranch

Just 1 hour from the Metroplex!!



Hanging Tree Road

Bowie, Texas

Montague County

Contact:

Charles B. McKissick
RES-Real Estate Services
972-562-9090 Office
214-533-5146 Cell
cmckissick@resmckinney.com





LAND ~ COMMERCIAL ~ INVESTMENT PROPERTIES ~ FARMS & RANCHES

SITE ANALYSIS

ACREAGE:	660 Acres
COUNTY:	Montague
TOWN:	Bowie
ZONING:	Agriculture
IMPROVEMENTS:	Hunting lodge with 2 bedrooms/ 2 baths with an additional loft that sleeps 6. Also includes a gun room, large party deck overhanging the hillside and overlooking the meadow below. Approximately 340 acres is high fenced and balance is fenced and crossed fenced. Improved pastures, equipment shed and cooler. Scattered food plots totaling 60 acres. 2 duck marshes, approx 10 blinds, & 12 automatic feeders.
WATER:	2 Creeks 2008 maintained water, Trail Creek and Big Sandy Creek
DESCRIPTION:	Beautiful hunting and cattle ranch with high elevations, heavily wooded areas, improved meadows, plenty of water, good fences, great hunting with lots of wildlife made up of deer, quail, turkeys, dove, and hogs. Nestled between large acreage parcels (3,000 +/- acres). Just 1 hour from the Metroplex.
PRICE:	\$4,750/AC (Negotiable)
FRONTAGE:	Hanging Tree Road
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Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice. Buyers responsibility to verify all information before Closing.

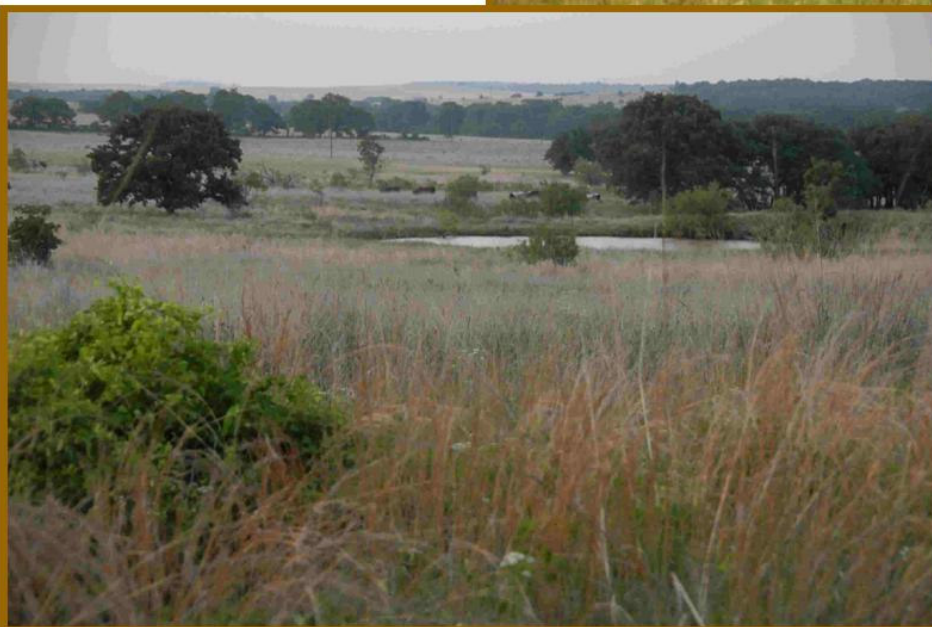
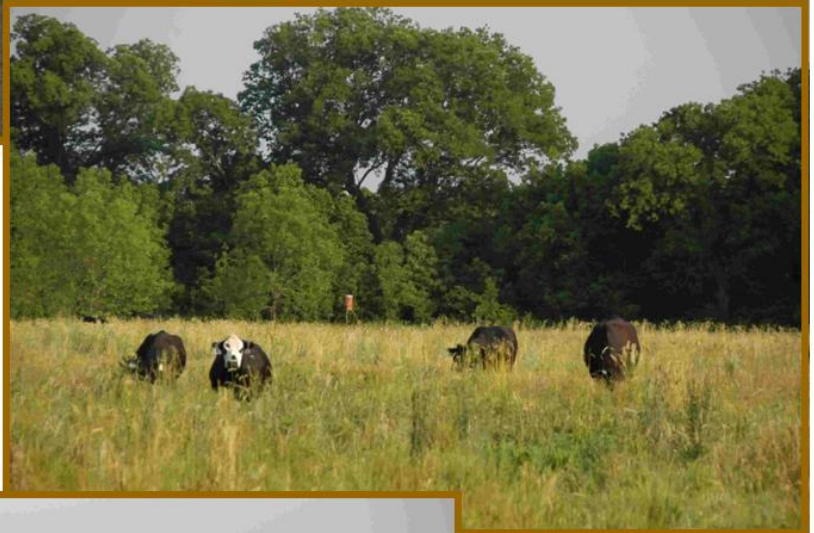
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www.resmckinney.com
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660 Acres Bowie, TX Montague County



Hunting lodge with 2 bedrooms/ 2 baths, a loft that sleeps 6 and a game room.

Great hunting with lots of wildlife made up of deer, quail, turkeys, doves, and hogs



Large party deck over looking the hillside and meadow below.

660 Acres Bowie, TX

Montague County



Improved meadows &
plenty of water

Approximately 340
acres is high
fenced. Balance is
fenced and
crossed fenced.



Yellow showing the
340 +/- Acres
that is high fenced



Hanging Tree Road

Green Lane

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Lake Amon G. Carter

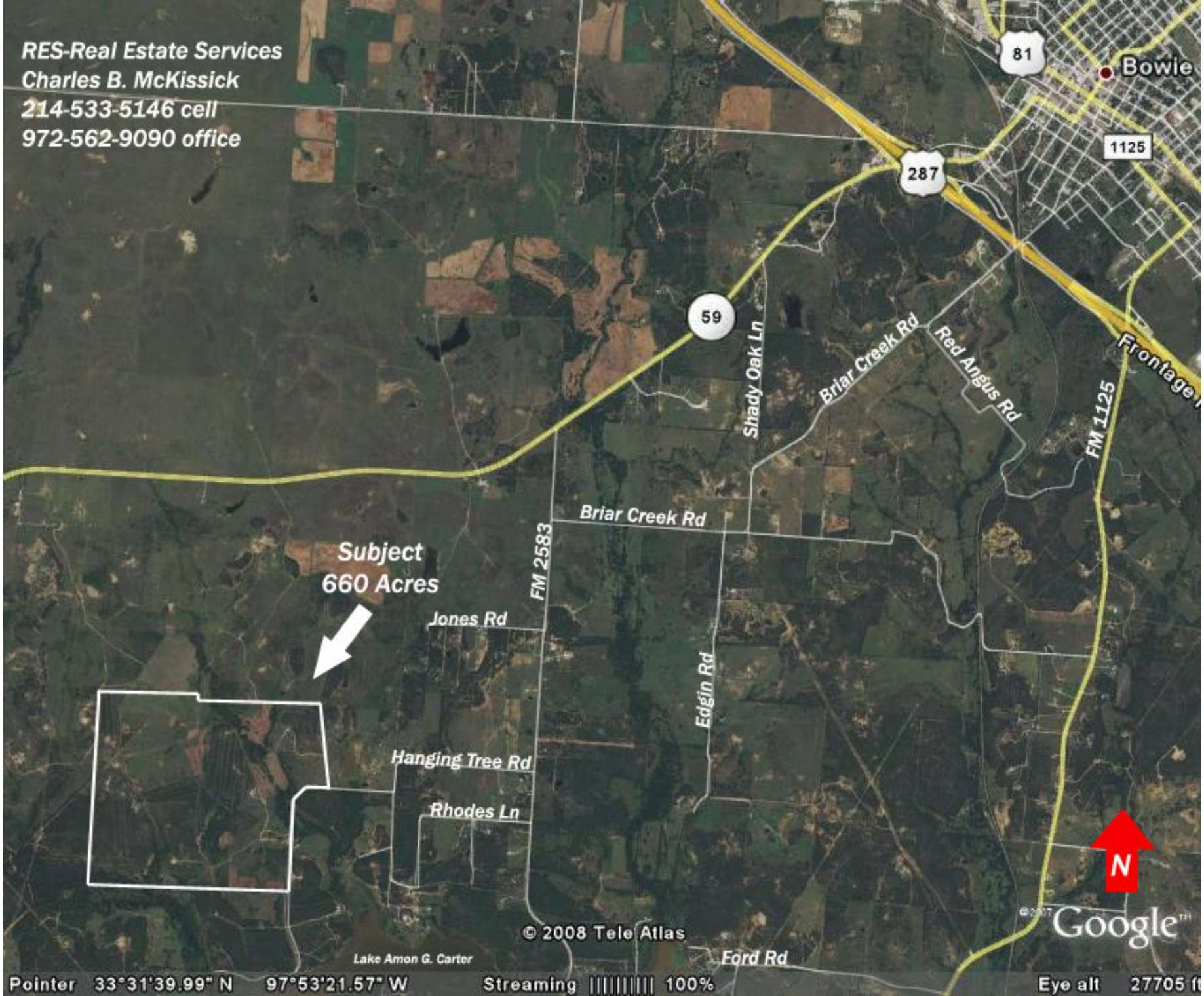
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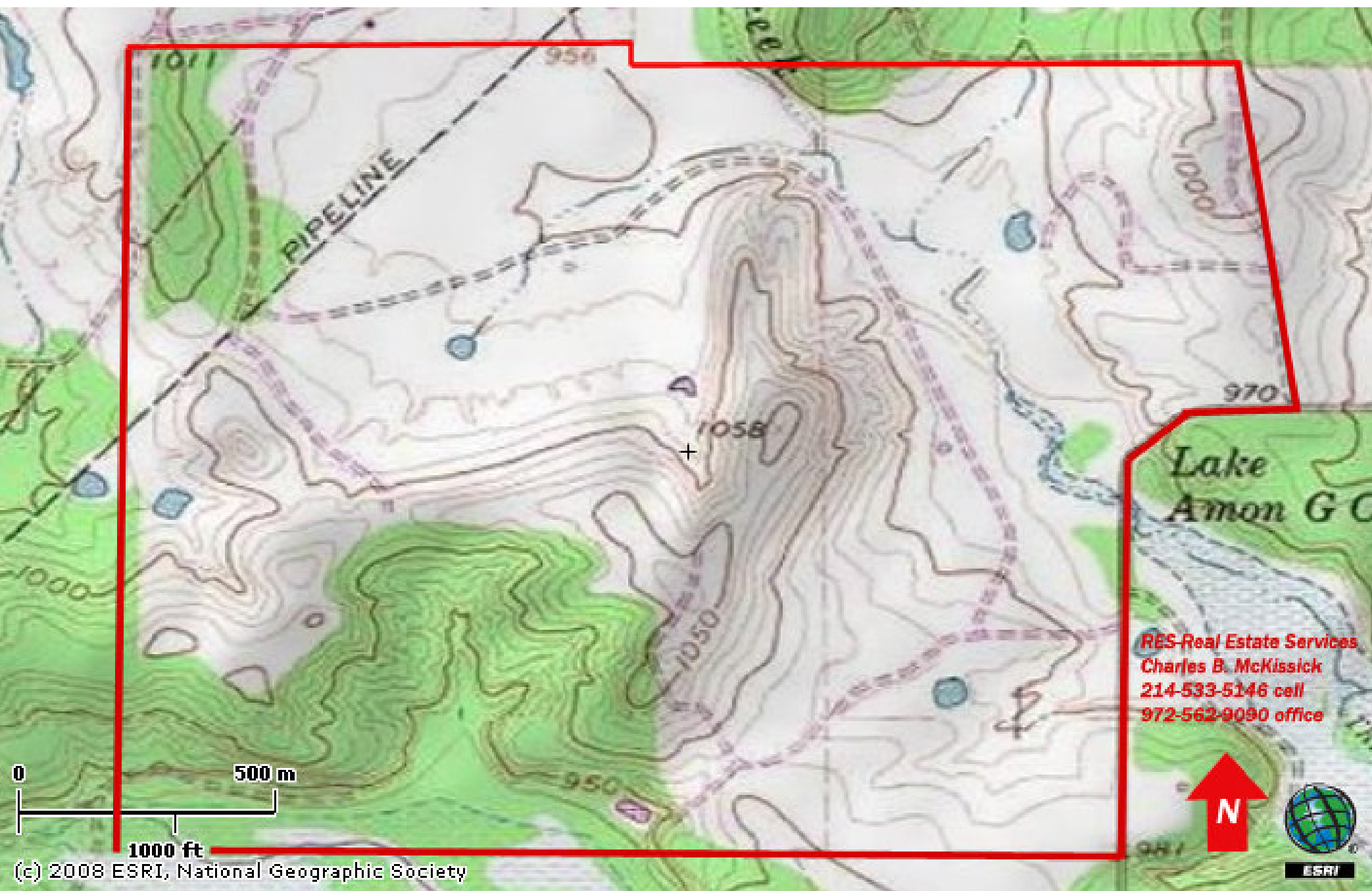
Pointer 33°30'07.64" N 97°55'15.34" W

Streaming ||||| 100%

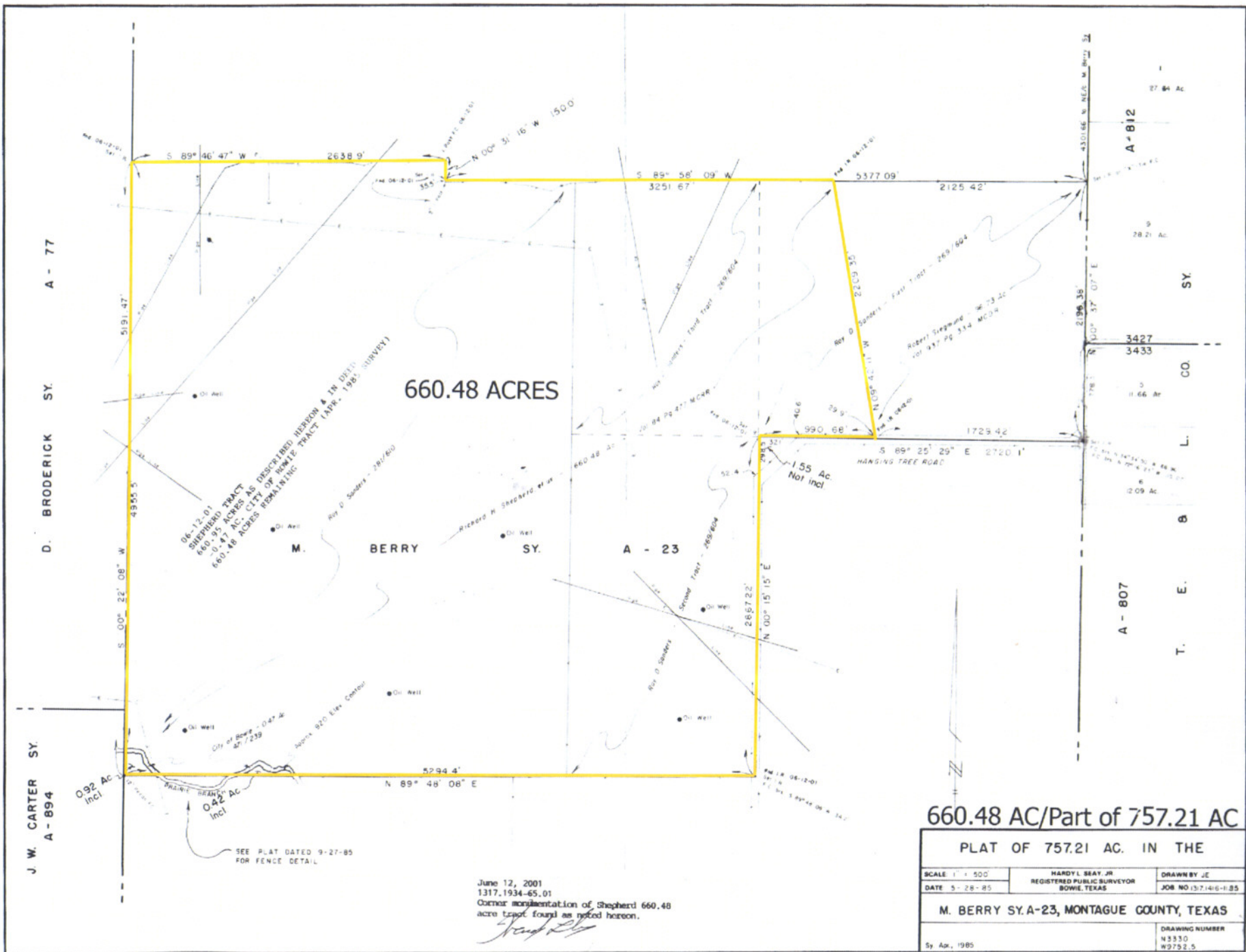
Eye alt 10480 ft

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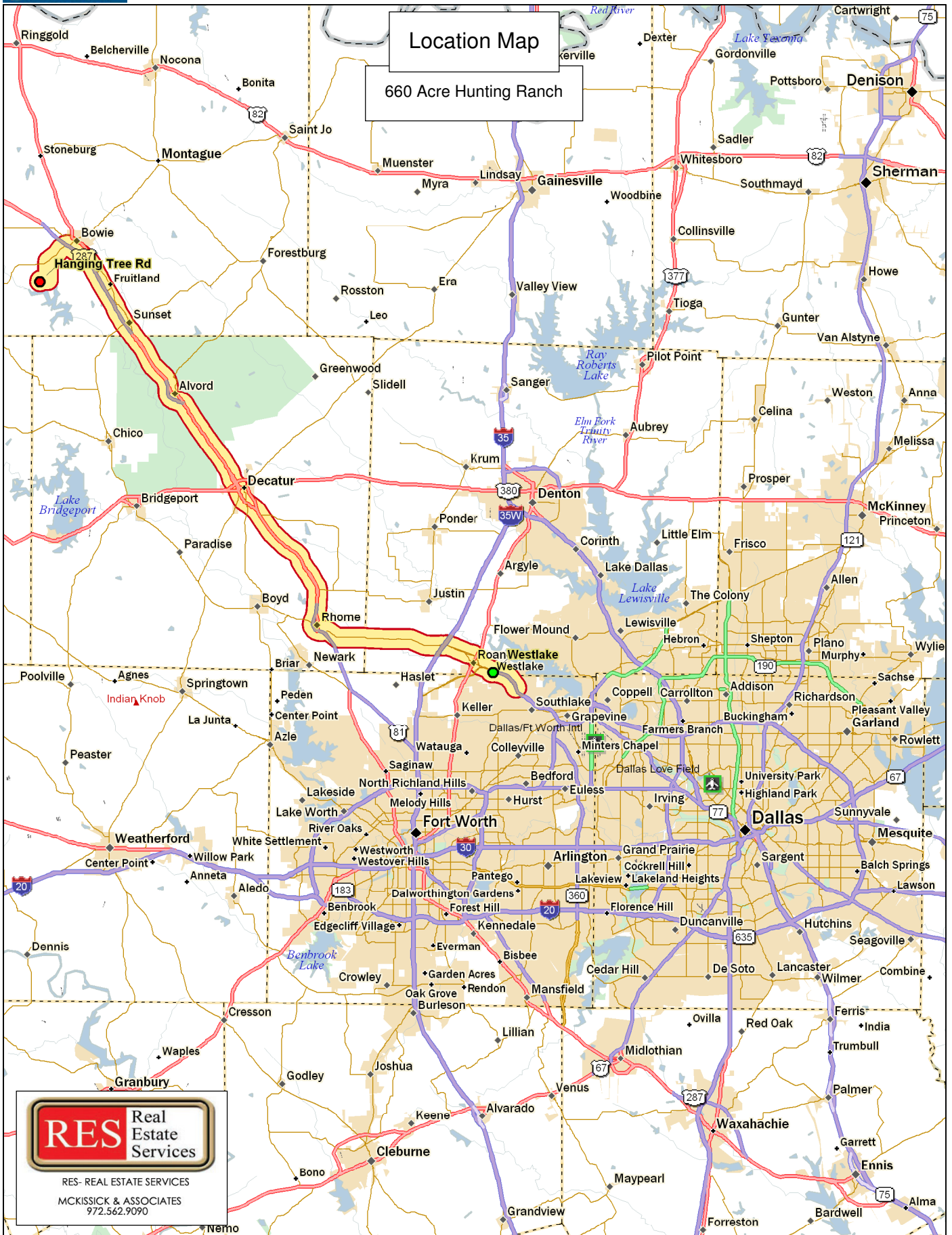
660.48 ACRES

660.48 AC/Part of 757.21 AC

PLAT OF 757.21 AC. IN THE

SCALE 1" = 500'	HARDY L. SEAY, JR. REGISTERED PUBLIC SURVEYOR BOWIE, TEXAS	DRAWN BY JE JOB NO 1317-1416-1-85
M. BERRY SY. A-23, MONTAGUE COUNTY, TEXAS		
5y Apr, 1985		DRAWING NUMBER N3330 W9752.5

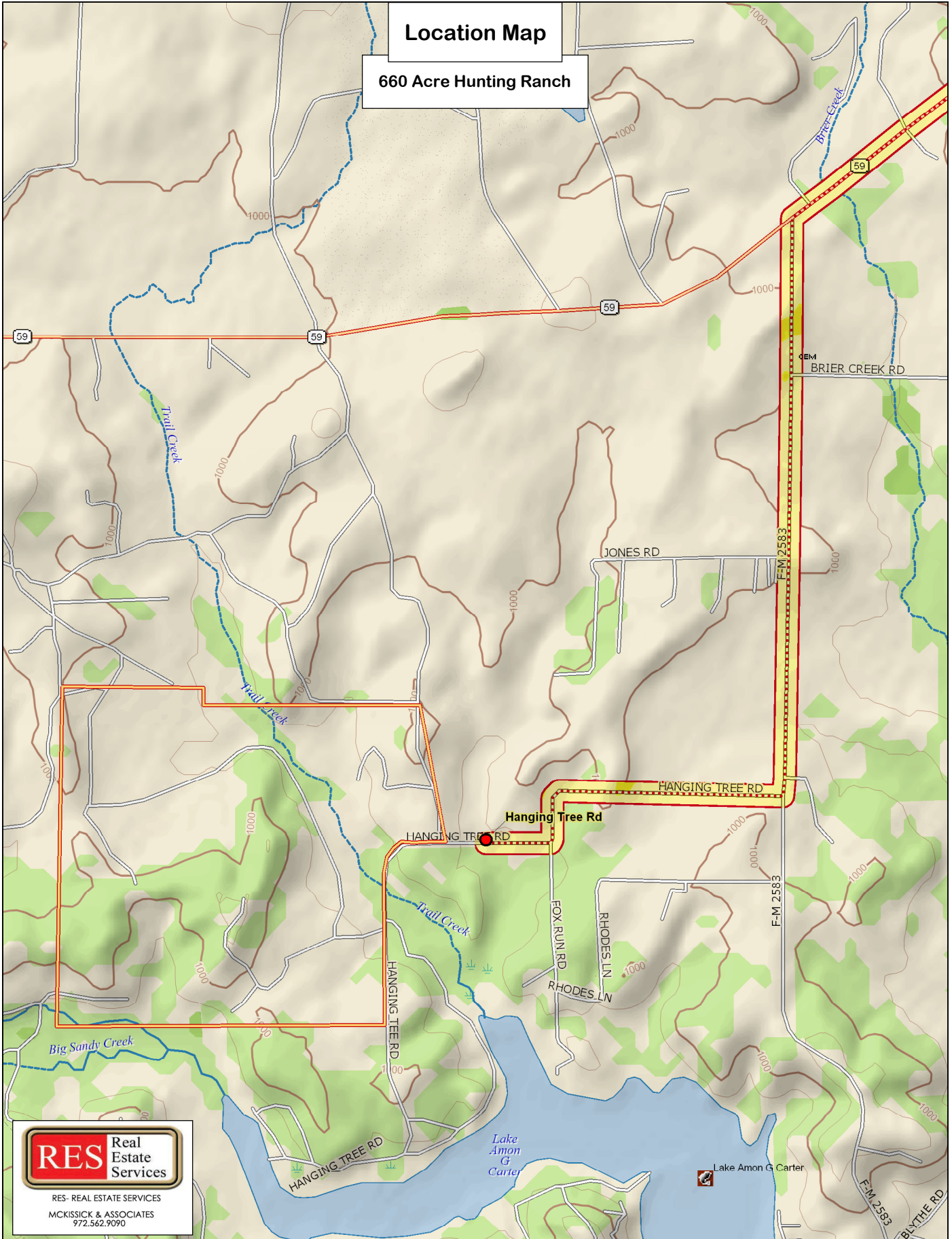
June 12, 2001
1317, 1934-65.01
Corner monumentation of Shepherd 660.48
acre tract found as noted hereon.



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