

794 Beach Road | Bowie, TX 76230



The breathtaking 103 + acre Rancho Los Osos Ranch offers diverse and endless opportunities. 58 Acres of prime coastal hay fields, 30 acres of improved grass pastures perfect for livestock, wildlife galore, 4 acre private lake, 4 additional ponds, commercial building with highly visible frontage road access, public road access on three sides and that's just the beginning! The ranch home boasts generous bedrooms, spa-like master bath, a chef inspired kitchen with granite counters, tile throughout, and a beautiful open floorplan. Rancho Los Osos isn't all work! The party barn is ready to entertain & boasts an 800 square foot 1 bedroom 1 bathroom apartment, perfect for guests or a ranch hand. With over 100 acres the amenities are endless! Offered at \$795,000



CALL ME TODAY!

Raul Arriaga

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Interior Features

- 1,896 Square Feet
- Built 2005
- 3 Bedrooms
- 2 Baths
- 1 Living
- 2 Dining Areas
- Vaulted Ceiling
- Brick Wood Burning Fireplace
- Kitchen
 - Custom Cabinetry
 - Granite Counters
 - Breakfast Bar
 - Coffee Bar
- Master Suite
 - Walk-In Closet
 - Dual Sinks
 - Separate Shower
 - Soaking Tub
- Generous Secondary Bedrooms
- Sunroom
- NO CARPET!-Tile Throughout
- 2 Car Garage
- Public Electricity
- Community Water
- Three Tank Septic System



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Interior Photos



Barn & Apartment

- Entertaining barn with working area
- 800 Sq Ft 1 bedroom 1 bath apartment
- Perfect for guests or a ranch hand
 - Rustic kitchen
 - Stone tile floor
 - Generous bedroom
 - Open floorplan
- 400 Sq Ft deck over apartment perfect for entertaining
- Large covered patio area
- Paver stone floor
- Additional bathroom
- Wood burning stove
- Cooking area
- Completely fenced so no livestock can access
- Underground electric
- Well water
- Concrete foundation
- Perfect area for family reunions, rentable party spaces, church picnics, or small intimate weddings.



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Exterior Features

- Gated entrance off Beach St with electronic keypad
- 103 +/- acres
- 40-acre and 18-acre coastal hay fields
- 30 acres of improved grass pasture ideal for livestock
- 9 surveyed, 2-acre tracks for future development with individual utility meters in place and access to community water along road.
- 4-acre lake surrounded by soaring oaks, elm, and willow trees.
- 4 Ponds perfect for fishing
- Rich with wildlife including turkey and whitetail deer
- Commercial building in prime location off 1125 for fantastic business opportunities.
- Completely fenced. White pip fencing and crossed fenced.
- 50'x85' slab for additional barn/apartment
- Peninsula in the middle of the lake accessible by vehicle and perfect for cook outs and perfect location for a cozy gazebo
- Culverts along all roads for optimal drainage and minimal standing water.
- Approximately 1.2 miles combined public frontage, three different roads
- Residential, commercial, agricultural, and development use! The options are endless!



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Exterior Photos



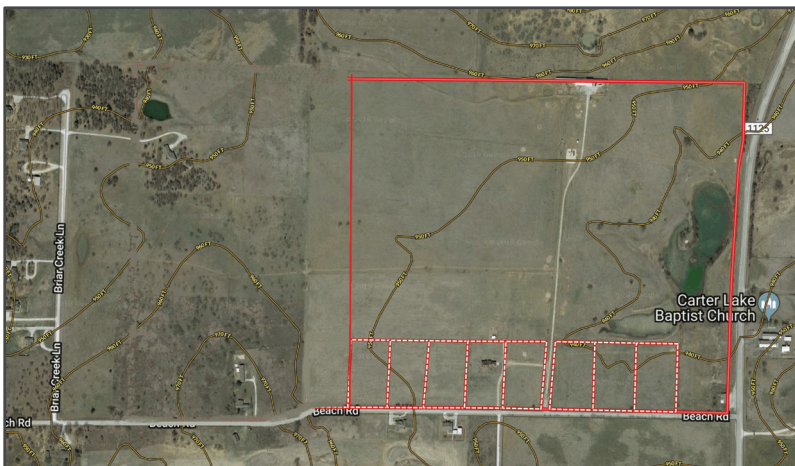
Map Photos



Conveniently located about 10 minutes south of Bowie, and within 1.5 hours of Dallas or Fort Worth via 287. Rancho Los Osos is only a few minutes from the public boat dock at Lake Amon G. Carter and the Top O Lake County Club, an 18 hole golf course.



Buy with confidence! Despite being so close to Lake Amon G. Carter the FEMA 100-year floorplan does not touch the property.



The topographical map shows the lap predominantly cleared and level.

* Maps are for informational purposed. It is the responsibility of the buyer to verify all information.

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Subdivide Options



PURCHASE OPTION 1:
\$395,000
40 Acres
House



PURCHASE OPTION 2:
\$450,000
63 Acres
Party Barn with Apartment
Horse Stalls
Shop
Commercial Building
Private Lakes

* Shaded portion of the map represents the approximate subdivide. Maps are for informational purposed. It is the responsibility of the buyer to verify all information.



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Don't wait! The breathtaking views and endless options of **Rancho Los Osos** are captivating the attention of ranchers! For additional information or to schedule your private tour, contact me today!



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