

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 380 PR 297

BOWIE, TX 76230



\$2,144,000



1 acres

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## DESCRIPTION

Welcome to your ultimate outdoor getaway, an exceptional 82 acre ranch perfectly positioned next to Amon G. Carter Lake in Bowie, Texas. This turnkey recreational paradise is ideal for the sportsman, nature lover, or family seeking a peaceful escape with all the amenities. At the heart of the property lies a stunning 20 acre stocked lake, teeming with trophy largemouth bass and giant catfish, a true angler's dream. For waterfowl enthusiasts, the established duck blind provides excellent duck hunting opportunities throughout the season. The ranch is anchored by a 2,640 sqft lodge offering all the comforts of home including a full kitchen, bathroom, spacious sleeping quarters, and breathtaking views of the water. Whether you're enjoying morning coffee or watching the sun set over the lake, this lodge is designed for both relaxation and entertaining. Additional features include a private dock, equipment fishing house, and gently rolling terrain with mature trees. Wildlife is abundant with whitetail deer and turkey throughout the property, making it a true year-round hunting destination. Located just 1.5 hours from the DFW Metroplex, this property combines convenience with seclusion making it an ideal weekend retreat, family compound, or legacy ranch.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 20976762

**YEAR BUILT:**

**COUNTY:** Montague

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 06/20/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 82.52

**LOT SIZE (SQFT):** 3,594,571

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Barndominium

**PARKING:**

- Boat
- RvAccessParking

**LOT DESCRIPTION:**

- Acreage
- HardwoodTrees
- PondOnLot
- RollingSlope
- ManyTrees
- Waterfront

**YARD/GROUNDS:**

- Dock

**FENCING:**

- BarbedWire

## UTILITIES

**HEATING/COOLING:**

- Central
- Electric

**UTILITIES:**

- SepticAvailable
- WaterAvailable

**LISTED BY:** Benjamin Clark 

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Keller Williams Realty

century21judgefite.com

each office is independently owned and operated