

The Chapman Ranch
3893 E FM 906
Powderly, TX 75473

\$3,580,000
464.400± Acres
Lamar County



The Chapman Ranch Powderly, TX / Lamar County

SUMMARY

Address

3893 E FM 906

City, State Zip

Powderly, TX 75473

County

Lamar County

Type

Ranches, Hunting Land, Riverfront, Single Family, Recreational Land, Residential Property

Latitude / Longitude

33.854121 / -95.445295

Dwelling Square Feet

2135

Bedrooms / Bathrooms

3 / 2

Acreage

464.400

Price

\$3,580,000

Property Website

<https://www.glasslandandhome.com/property/the-chapman-ranch-lamar-texas/106617/>



PROPERTY DESCRIPTION

Located on the banks of the historic Red River in Lamar County just 1.5 hours northeast of the Dallas-Fort Worth Metroplex, **The Chapman Ranch on the Red** is a premier 420-acre recreational retreat offering an unmatched combination of natural beauty, privacy, fishing, hunting, and outdoor adventure in the heart of Northeast Texas. Conveniently located on an FM road for easy year-round access, the ranch features a gated entrance and long gravel drive that provide both convenience and exceptional privacy as you enter the property. One of the ranch's most impressive features is over one mile of Red River frontage, offering a unique blend of high scenic bluff banks and accessible sandbar shoreline. This diverse river frontage creates incredible views, endless recreational opportunities, and exceptional wildlife habitat rarely found on properties in Northeast Texas. At the center of the ranch sits a well-positioned 3-bedroom, 2-bath brick home perched atop a scenic hill overlooking one of the ranch's beautiful lakes and surrounded by scattered mature oak trees. The elevated setting provides breathtaking views, peaceful sunsets, and the perfect place to relax after a day spent outdoors. This impressive ranch features four deep clear-water lakes stocked with largemouth bass, crappie, and catfish, creating exceptional year-round fishing opportunities right on the property. Over five miles of established ATV and ranch trails wind throughout the ranch, allowing easy access while showcasing the property's dramatic rolling topography and scenic views. With over 150 feet of elevation change, the ranch offers a rare terrain profile for Northeast Texas, featuring mature timber throughout including hickory, oak, and towering cottonwood trees that create incredible wildlife habitat and scenic beauty across the property. The ranch supports an abundance of whitetail deer and wild hogs, with quality mature bucks consistently harvested year after year. The combination of river frontage, crop ground, timber, and water sources creates an exceptional environment for producing and holding trophy wildlife. In addition to the outstanding deer and hog hunting, the ranch also features a large natural low area that offers excellent potential to create a sizeable duck hunting impoundment. With the property's water resources, river-bottom habitat, and location along a major wildlife corridor, the ranch presents tremendous waterfowl development opportunities for the next owner. Rich fertile crop ground located along the Red River bottom not only enhances the wildlife habitat but also provides the opportunity for agricultural lease income, adding an investment component to this already versatile ranch. The combination of recreation, hunting, waterfowl potential, and income-producing acreage makes this property increasingly rare in today's market. Additional improvements include an equipment shed with attached shop area and overhead door, providing ample storage for ranch equipment, ATVs, boats, and tools. The property is also improved with two water wells and cooperative electric already in place. Whether you are searching for a weekend getaway, family retreat, corporate hunting ranch, or long-term investment property, The Chapman Ranch on the Red offers the perfect balance of recreation, comfort, and income potential.

Property Highlights

- 420± acres in Lamar County
- Over 1 mile of historic Red River frontage
- Scenic bluff banks and accessible sandbar shoreline
- Just 1.5 hours northeast of DFW
- FM road frontage with gated entrance
- Long gravel drive offering privacy and seclusion
- Potential for large duck hunting impoundment
- Fertile river-bottom crop ground with lease income potential
- Mature timber including hickory, oak, and cottonwood trees
- Abundant whitetail deer and wild hog population
- Quality mature bucks harvested consistently
- 3-bedroom, 2-bath brick home overlooking the lake
- Scenic hilltop setting with mature oak trees
- Four deep clear-water stocked lakes
- Excellent bass, crappie, and catfish fishing
- Over 5 miles of ATV and ranch trails
- More than 150 feet of elevation change
- Equipment shed with shop area and overhead door
- Two water wells
- Cooperative electric onsite
- Ideal recreational, hunting, investment, or legacy ranch

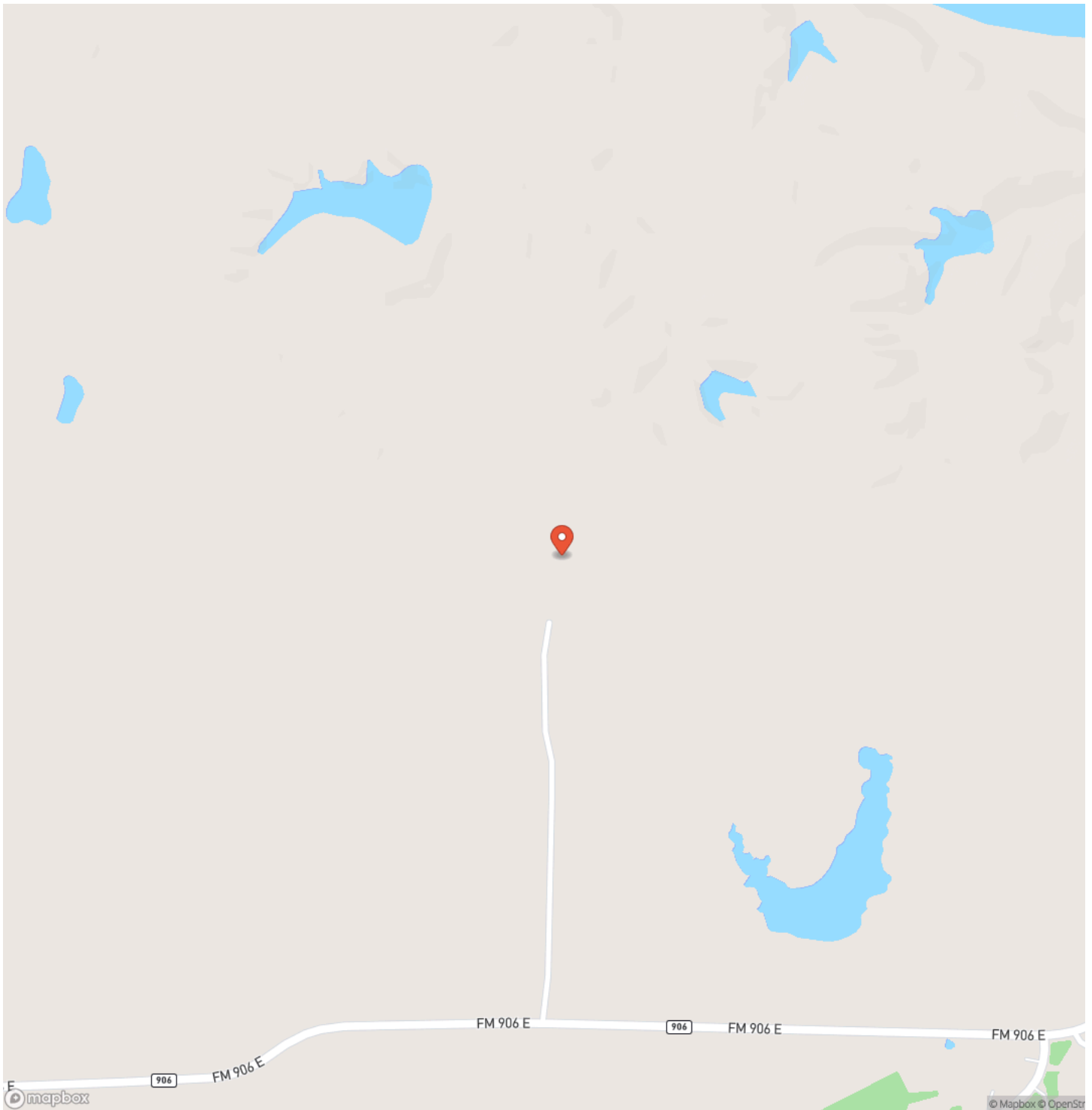
MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

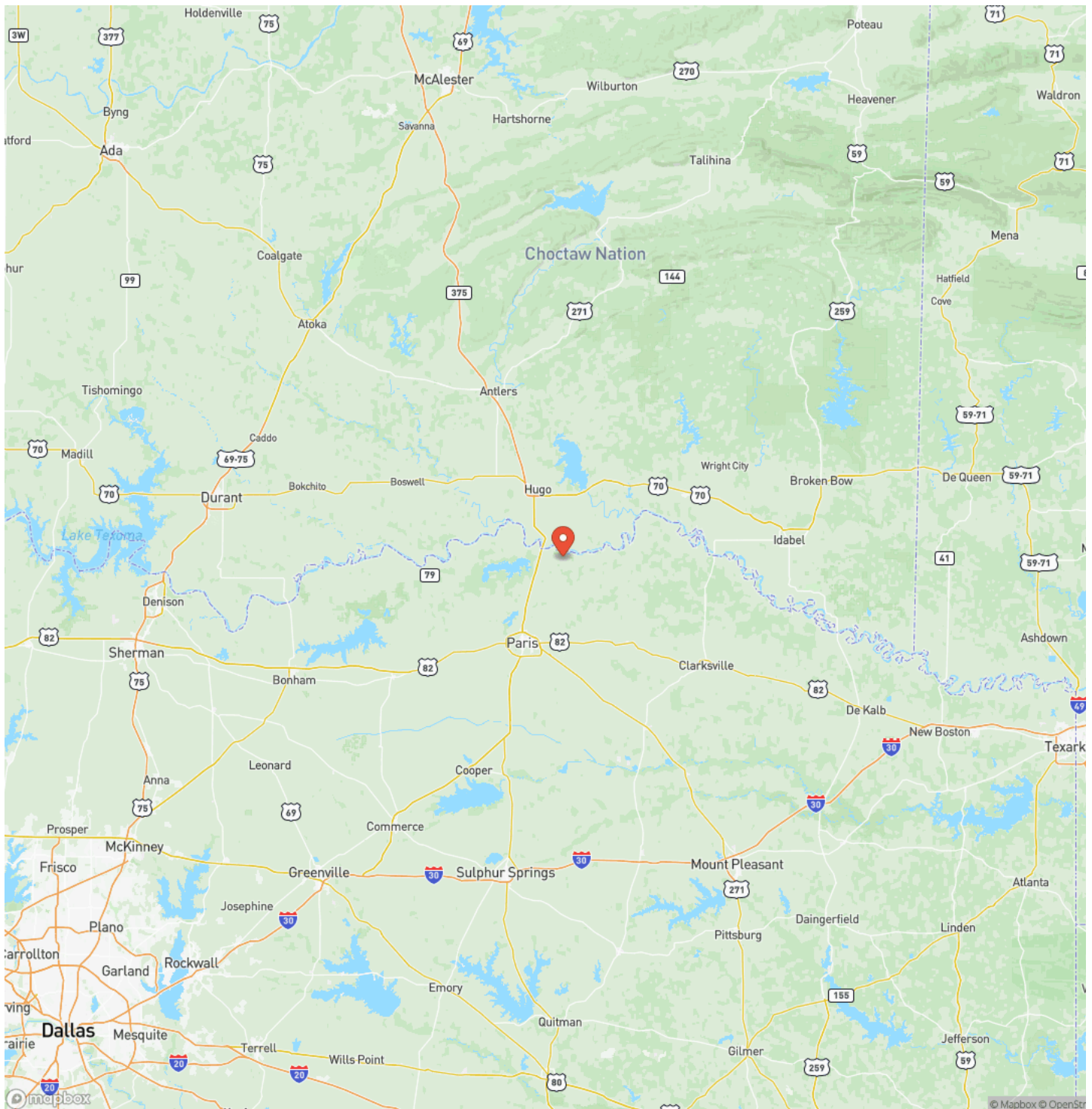
The Chapman Ranch
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Locator Map



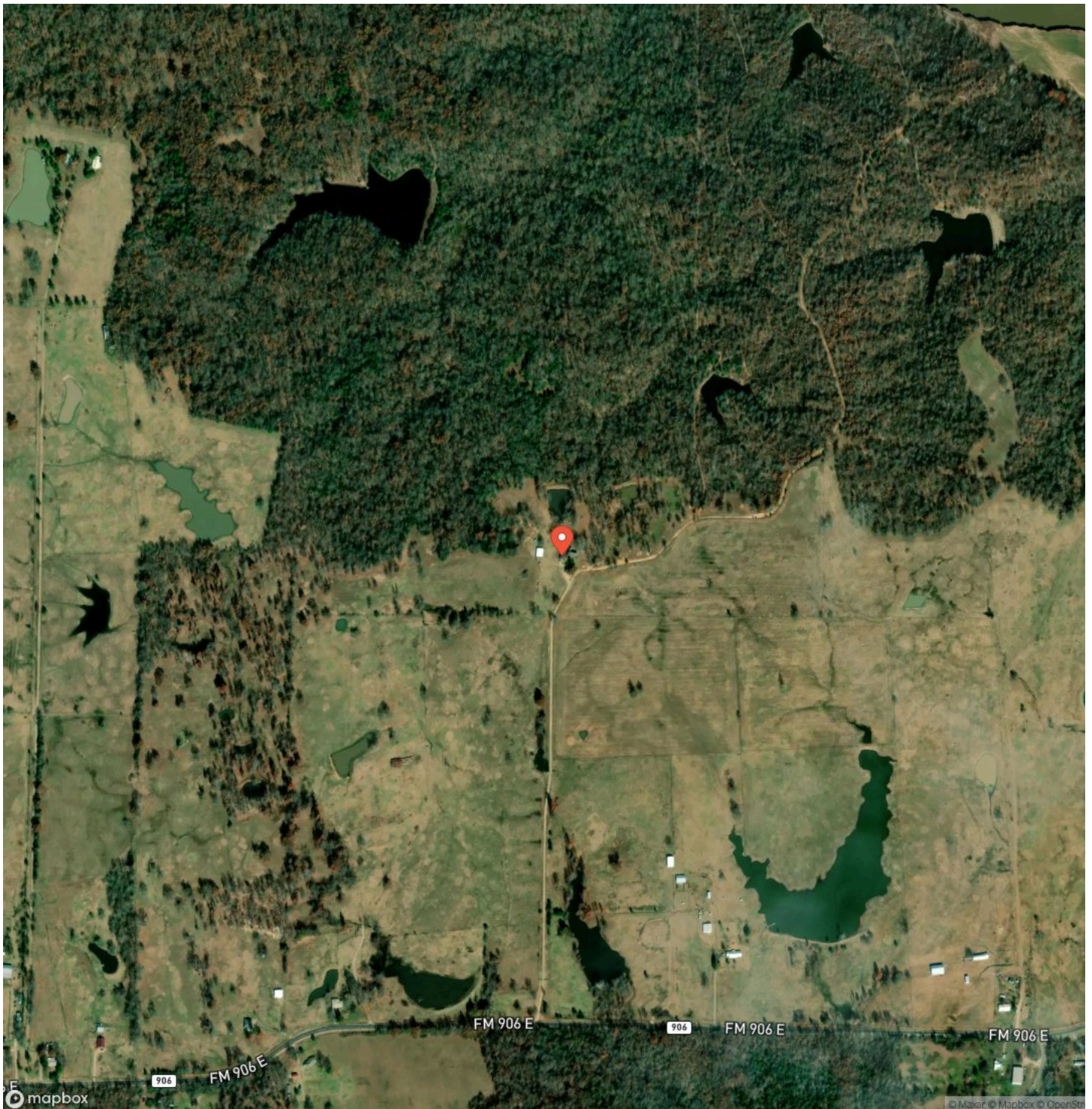
Locator Map



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Satellite Map



The Chapman Ranch

Powderly, TX / Lamar County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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<https://www.glasslandandhome.com/>

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