Oak Valley Ranch - 215 Acres Jack County
TBD E Truce Rd
Bowie, TX 76230

$1,397,500
215± Acres
Jack County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
TBD E Truce Rd

City, State Zip
Bowie, TX 76230

County
Jack County

Type
Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
33.401847 / -98.009620

Acreage
215

Price
$1,397,500

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

For more information regarding this listing, please contact Keaton Livingston at 469-734-3112.

OAK VALLEY RANCH - 215± ACRE SECLUDED HUNTING & RECREATIONAL RETREAT

Located just outside of Bowie, Texas, in Jack County, Oak Valley Ranch is a 215± acre hunting and recreational property featuring thick oak timber, dramatic elevation changes, impressive rock outcroppings, exceptional whitetail deer hunting, and tremendous potential for future improvements.

Tucked away among several large neighboring ranches, Oak Valley Ranch offers incredible privacy and seclusion, making it an ideal weekend hunting property or off-grid getaway.

THE LAND AND TERRAIN

With approximately 80 feet of elevation change, Oak Valley Ranch offers a tremendous amount of natural character. Prominent hills on the eastern and western sides of the property descend into a beautiful creek bottom that winds through the heart of the ranch.

Large rock outcroppings, thick oak-covered hillsides, and scenic ridgelines create a rugged and diverse landscape. From the higher elevations, views stretch for miles, providing several exceptional locations to build an off-grid cabin overlooking the ranch.

An established network of roads provides access throughout the ranch while preserving its natural, heavily wooded setting.

HUNTING AND WILDLIFE

Oak Valley Ranch offers fantastic whitetail deer hunting, along with excellent opportunities for hunting turkey and feral hogs. Thick oak timber provides abundant bedding and escape cover, while the creek bottom creates a natural wildlife travel corridor.

Multiple locations throughout the property are well suited for developing food plots and establishing hunting blinds. Large neighboring ranches to the south, east, and west contribute to the extensive wildlife habitat and secluded nature of the property.

WATER AND LAKE POTENTIAL

A creek runs through the middle of the ranch, and an existing half-acre pond provides a valuable water source for wildlife.

The current owner has begun construction on a lake with the potential to encompass more than three acres upon completion. Finishing this project could significantly enhance the ranch's recreational appeal, providing opportunities for fishing, wildlife management, and a beautiful setting for a future cabin.

The natural topography also offers several additional potential pond locations throughout the property.

PRIVACY AND ACCESS

Accessed by a well-maintained, rocked one-mile easement road, Oak Valley Ranch is well removed from public road traffic, offering the peace and privacy that many recreational landowners seek.

The property has existing oil production, which provides the added benefit of portions of the internal road network being maintained by the oil operator. Operator visits are reported to be infrequent, and the local deer population has become accustomed to the existing production activity.

Oak Valley Ranch is a true blank canvas, offering the next owner the opportunity to create an exceptional hunting ranch or off-grid retreat without sacrificing the natural beauty and character that make this property special.

LOCATION:

- Located just outside of Bowie, Texas
- Jack County
- Bordered by large acreage ranches to the south, east, and west
- Extremely private and secluded setting

WATER:

- Creek running through the center of the ranch
- Approximately half-acre pond
- Partially constructed lake with three-plus-acre potential
- Multiple potential locations for additional ponds

TERRAIN & VEGETATION:

- Approximately 80 feet of elevation change
- Large rock outcroppings throughout the property
- Thick oak timber
- Prominent hills and scenic ridgelines
- Beautiful central creek bottom
- Expansive views stretching for miles
- Multiple potential off-grid cabin locations

HUNTING & WILDLIFE:

- Exceptional whitetail deer hunting
- Wild turkey and feral hogs
- Multiple potential food plot locations
- Abundant bedding and escape cover
- Large neighboring ranches

ACCESS & IMPROVEMENTS:

- Approximately one-mile access easement
- Established internal road infrastructure
- Existing oil production
- Portions of the roads maintained by the oil operator
- Partially constructed lake

POTENTIAL USE:

- Weekend hunting ranch
- Off-grid cabin or recreational retreat
- Wildlife and habitat management
- Private fishing lake development
- Family recreational property
- Long-term land investment

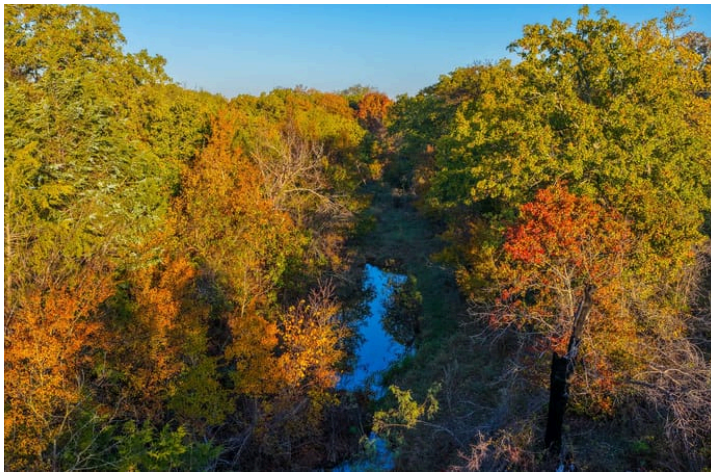
SHOWINGS:

- All showings by appointment only
- Buyer's agent must be present at the buyer's first showing to be eligible for buyer-agent compensation
- Contact the listing agent to schedule a private showing

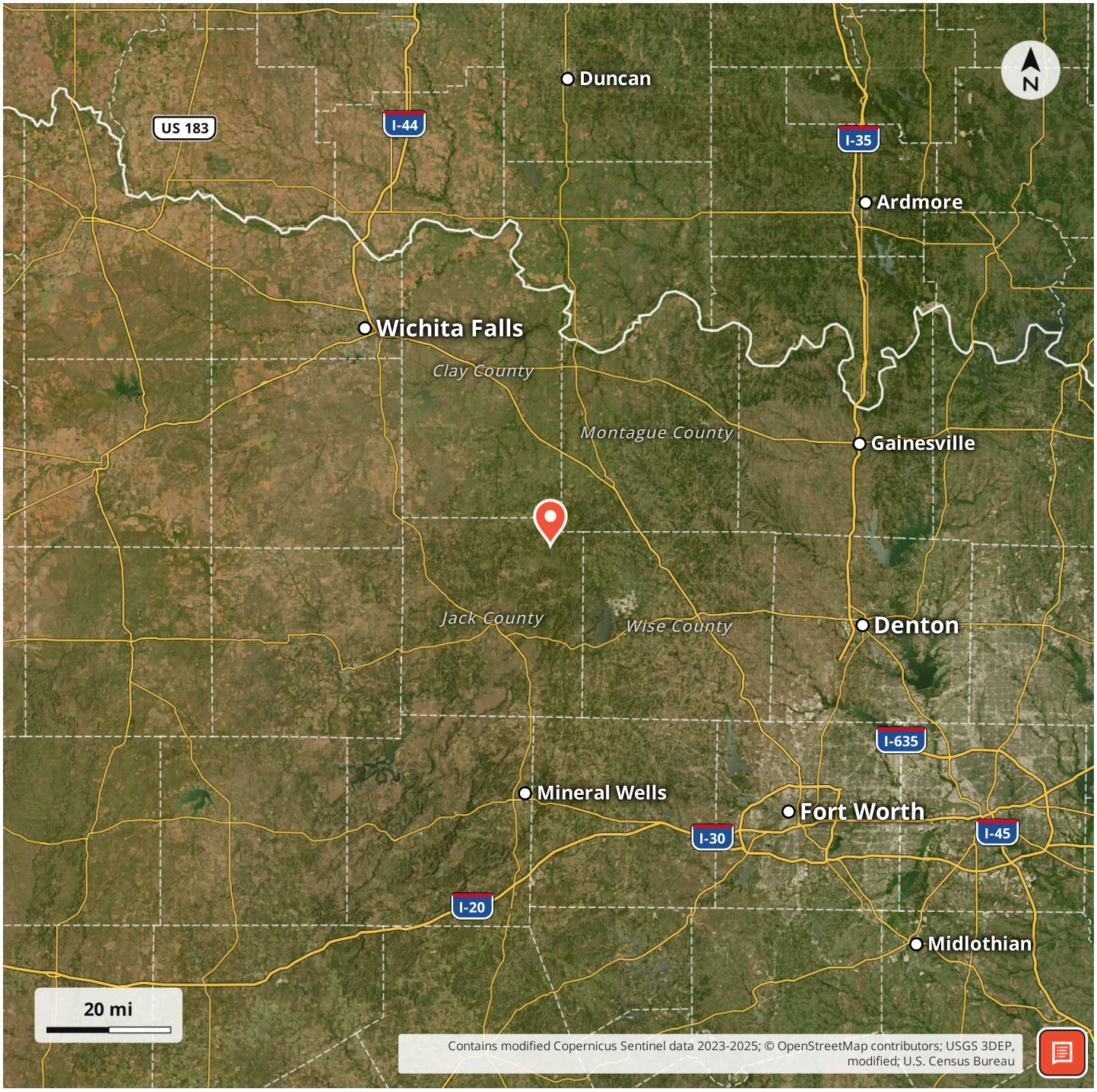
For more information regarding this listing, please contact Keaton Livingston with Mossy Oak Properties Lone Star Farm & Ranch at 469-734-3112.



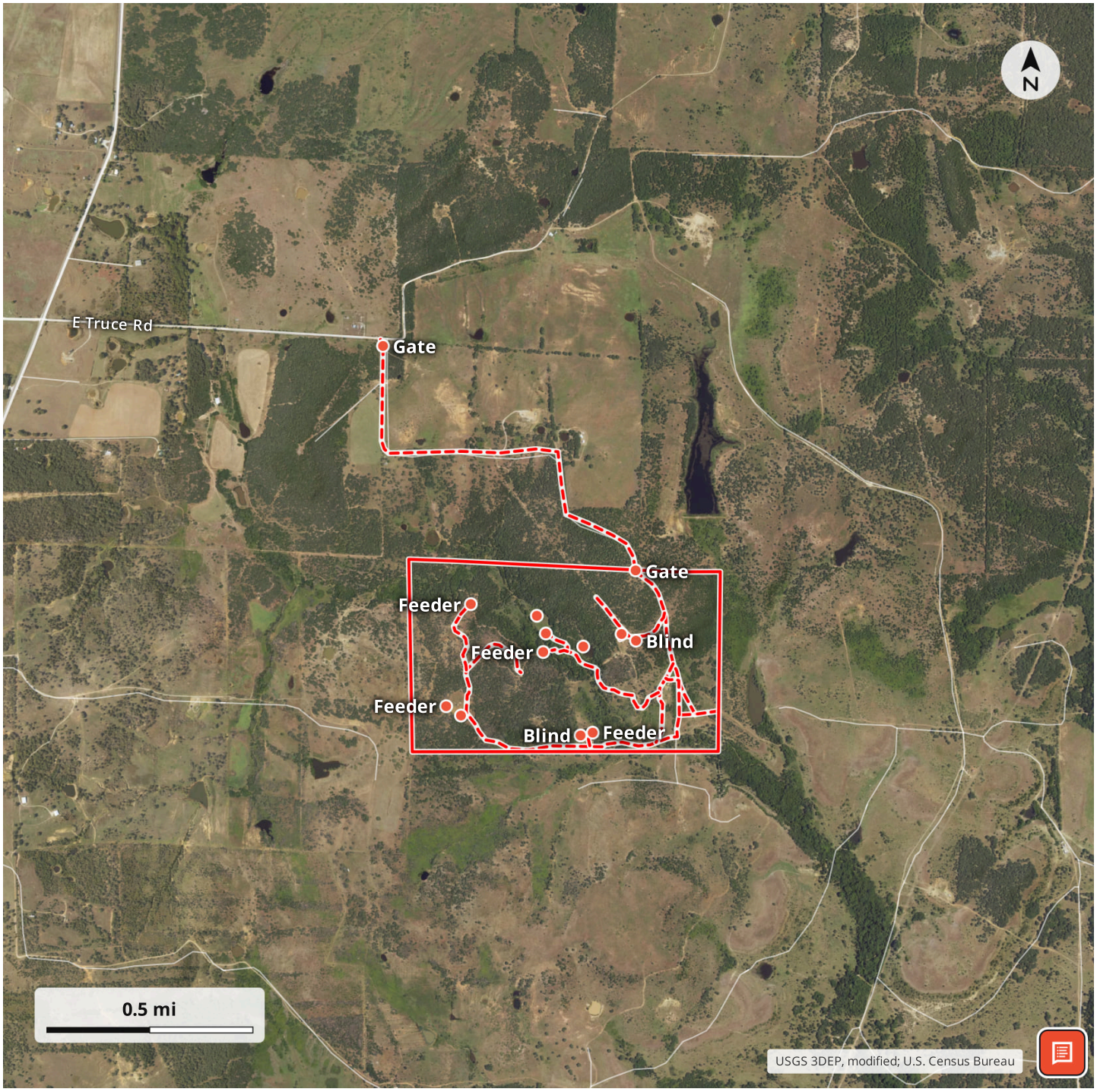





Regional Map



Locator Map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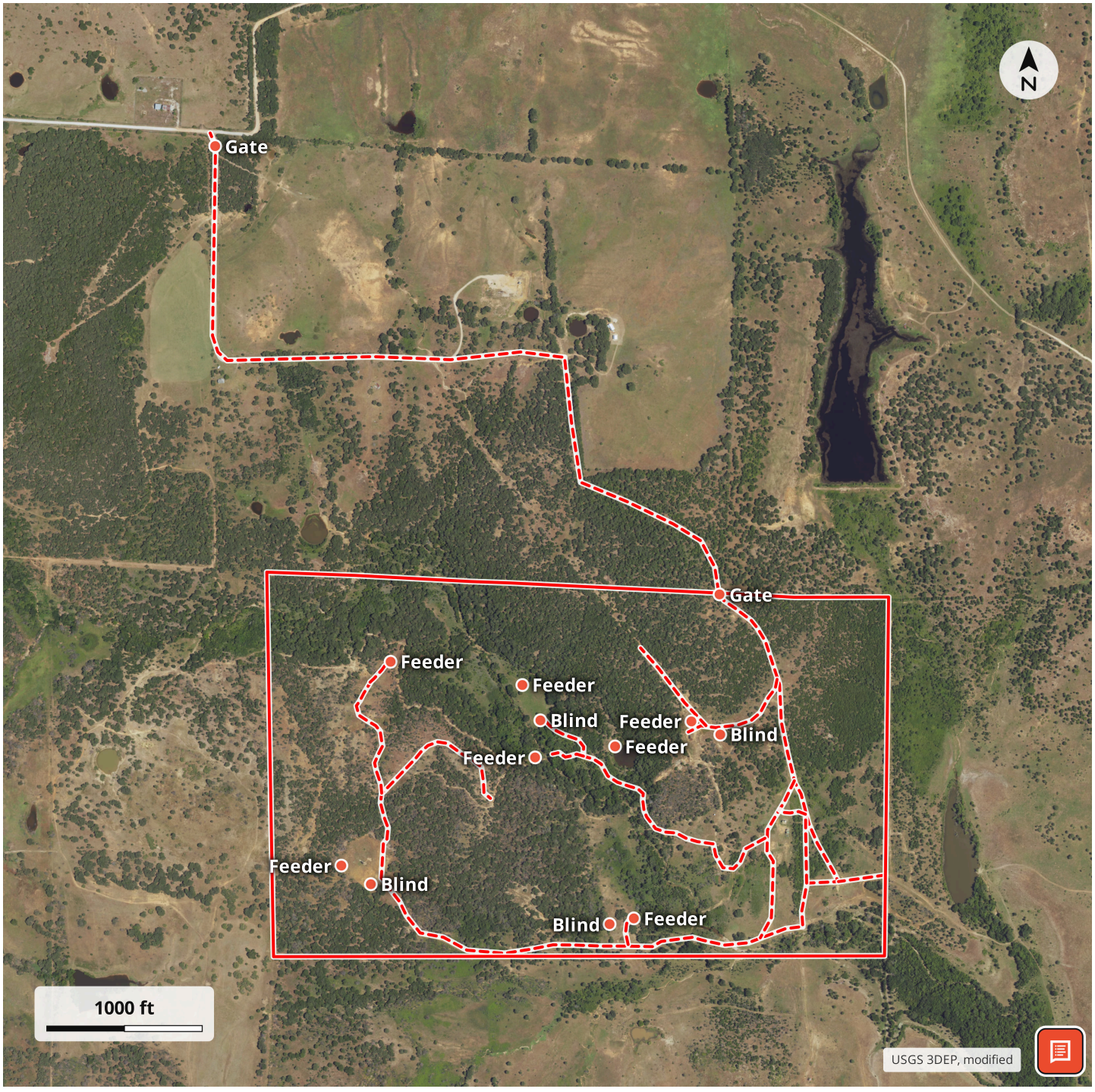
Aerial Map



MOSSY OAK PROPERTIES
Lonestar Farm and Ranch
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Denton, TX 76207

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DISCLAIMERS

Buyers are responsible for verifying all information and conducting their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

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