

**Luxury home on acreage for sale near
Bowie, TX in Montague County**
1761 FM 1816
Bowie, TX 76230

\$1,250,000
107 +/- acres
Montague County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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Bowie, TX / Montague County

SUMMARY

Address

1761 FM 1816

City, State Zip

Bowie, TX 76230

County

Montague County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.5801 / -97.8456

Dwelling Square Feet

3514

Bedrooms / Bathrooms

4 / 3

Acreage

107

Price

\$1,250,000

Property Website

<https://moreoftexas.com/detail/luxury-home-on-acreage-for-sale-near-bowie-tx-in-montague-county-montague-texas/10082/>



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PROPERTY DESCRIPTION

1761 FM 1816 Bowie, TX

SEE VIRTUAL TOUR HERE! <https://tours\pro360virtualtours\com/371105>

ALSO AVAILABLE WITH 15 ACRES OR 44 ACRES!

Built in 2016

3,514 sf per tax office

2x6 exterior walls

Closed cell foam insulation

Average electric bill \$250

Stone exterior

Metal roof

Knotty alder cabinets, trim, and solid wood interior doors 9 ceilings

2 CHVAC units

Private water well

Propane instant hot water

Propane heat

Conventional septic system

Water purification system

Engineered slab

Exquisite landscaping

Mature pecan trees

Vegetable garden

Extensive concrete flat work. No gravel to drive on.

LIVING ROOM:

16x27

Tongue & Groove 1x6 pine ceiling with exposed wood beams Scored & Stained concrete floors

Faux finished textured walls

Gas fireplace

HALF BATH:

5x5

Slate floor

Stacked tile wall & backsplash

MASTER BEDROOM:

17x13



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Barnwood wall on one side

10x14 bonus room through French doors, with a separate walk-in closet. Stained concrete floors

MASTER BATHROOM:

12x12

Granite counter tops Separate soaking tub LARGE walk-in shower 10x7 walk-in closet

KITCHEN:

13x15

Onyx granite counters

Knotty alder cabinets and trim Electric range

Wet bar

Island

Dishwasher

5x9 walk-in pantry with built-ins

DINING ROOM:

9x15

Tongue & Groove 1x6 pine ceiling with exposed wood beams Scored & Stained concrete floors

Faux finished textured walls

LAUNDRY ROOM:

5x8

Hanging / drip / dry area Room for freezer Stained concrete floors

BEDROOM 2: Mother-in-law suite

12x12

Walk-in closet

Separate entrance / exit to back yard / pool area. Mud room (6x7) at exterior door

Stained concrete floors

Full bathroom (6x10)

Separate hot tub on personal patio outside

BEDROOM 3:

12x15

Walk-in closet

Jack & Jill bathroom shared with bedroom 4 Stained concrete floors

BEDROOM 4:

12x13

Stained concrete floors

Walk-in closet

Jack & jill bathroom shared with bedroom 3

MUDROOM:

6x10

Stained concrete flooring Leads to garage

GARAGE:

23x29

2 overhead doors



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GUEST HOUSE / OFFICE:

20X30

Stained concrete floors Full bathroom

Closet

Central heat & air

OUTDOOR LIVING AREA:

Wood burning fireplace

Tongue & Groove 1x6 pine ceiling with exposed wood beams Mini fridge

Granite counter tops

Sink

Stone pillars

10x10 cooking area

OUTDOOR DINING AREA:

22x24

Trellised

Between outdoor living area and pool

POOL:

Gunitite in ground pool

Chlorine system

Attached rock hot tub

Solar heating system heats the pool very quickly at no cost

WORKSHOP:

50x60

15x30 has concrete floor and is enclosed Steel construction

OTHER BUILDINGS:

Separate two-car car port with concrete (2) livestock sheds / shelters

LOCATION: Just north of the city of Bowie in Montague County, TX 48 miles from North Fort Worth

83 miles to DFW airport 49 miles to Wichita Falls 33 miles to Decatur

WATER: Two water wells on the property one well serves the house and other improvements, and a second well, located near the center of the property, is for watering livestock.

There is a water purification system for the house well. Two ponds are located on the property with excellent fishing.

UTILITIES: Electric, water, septic, propane, high speed internet, satellite television, telephone.

WILDLIFE: Whitetail deer, Rio Grande turkey, waterfowl, dove feral hogs, coyotes, bobcats and fox.

MINERALS: There are no mineral rights available, and there is some production at the north end of the property.

VEGETATION: Native grasses and trees, including white oak and pecan.

TERRAIN: 1140' to 1100' elevation.

SOILS: Sandy loam

TAXES: 2019 property taxes on all improvements and 5 acres were \$6,671.49. The balance of the land is in 1-d-1 agricultural exemption with taxes around \$120.



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IMPROVEMENTS: Cross fenced into 4 pastures. Ponds. Water well. Livestock sheds. Pens. See additional description of home and other improvements.

CURRENT USE: The property is currently used single family rural residential use and agriculture

POTENTIAL USE: Single family rural residential, vineyard, cattle, hay, recreation, or residential subdivision.

FENCING: All new perimeter fencing, except around 100 linear feet of the southwest corner. EASEMENTS: Mineral & pipeline easement.

Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent



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Locator Maps



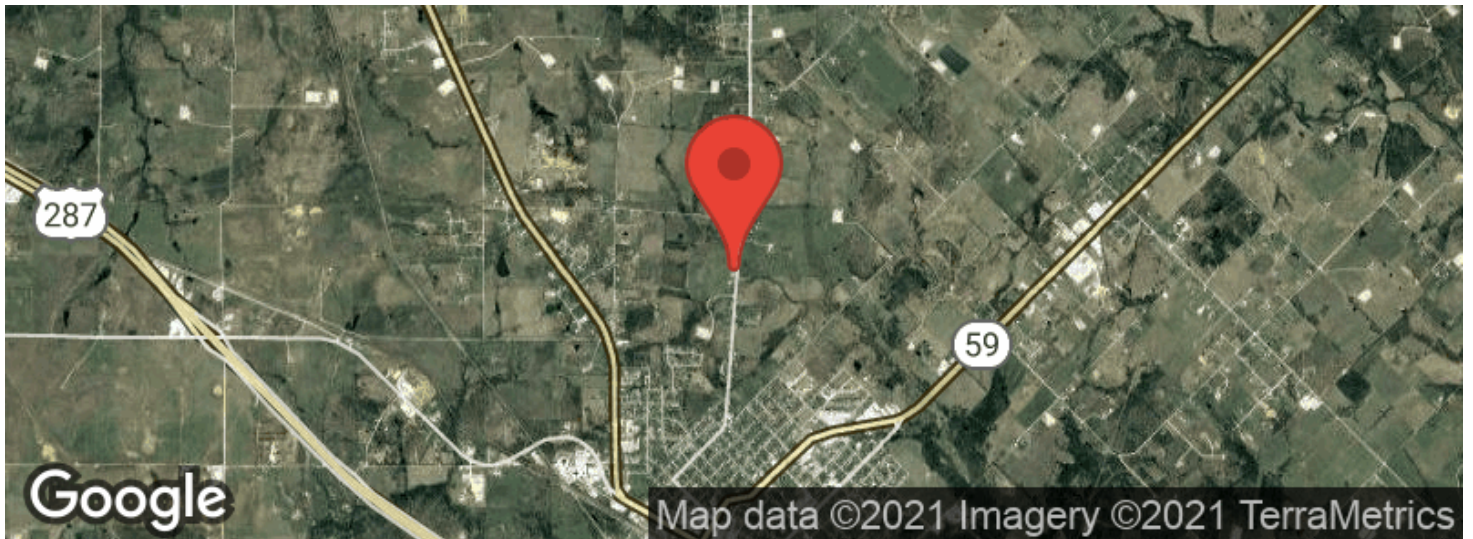
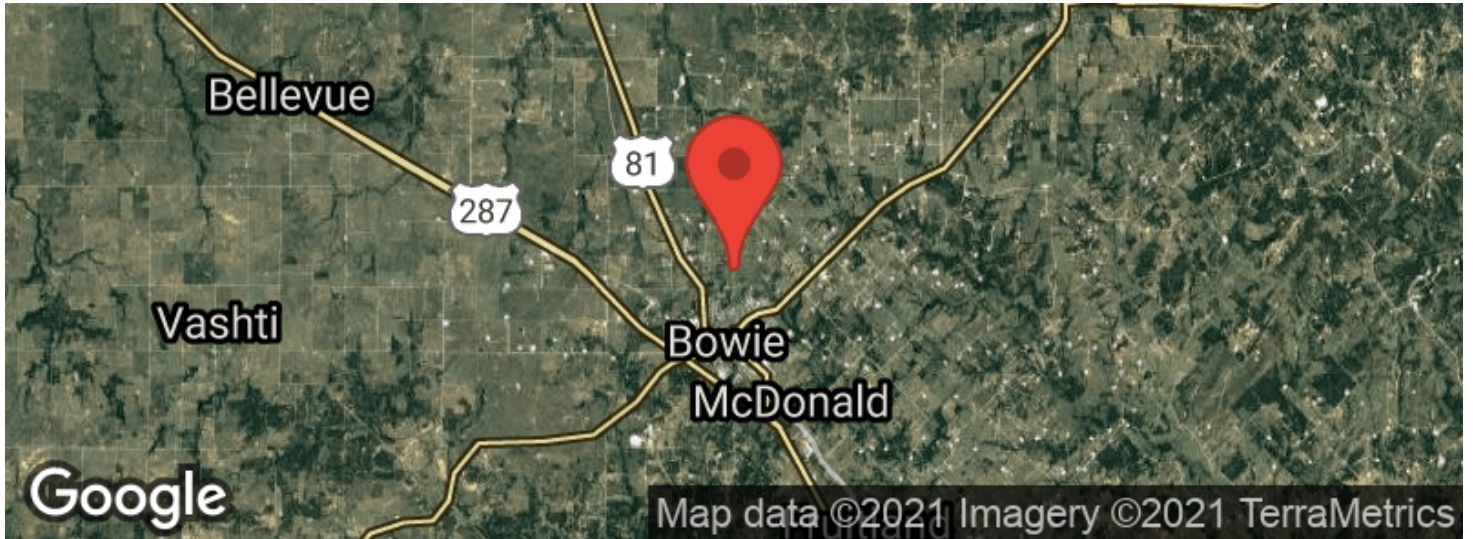
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

Office

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Email

jgroce@mossyoakproperties.com

Address

2112 E HWY 82

City / State / Zip

Gainesville, TX, 76240

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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