

# Dalby Springs Ranch



- 770± acre cattle ranch located in Bowie County, Texas
- 200 AU - potential cow/calf operation, lots of new fence and water
- Fantastic deer, duck, and hog hunting
- Newly remodeled 3/2 brick home with metal roof, barn and pens



Located 6 miles from I-30, 10 miles from Mt. Pleasant, and 125 miles from Dallas in the beautiful piney woods of southern Bowie County this 770± acre property offers the opportunity to create a premier cattle operation! The ranch is well appointed with large scattered trees, water, and wildlife, everything necessary for a great recreational retreat has been supplied. Come spend a weekend riding four-wheelers, relax around a fire pit, and take advantage of the hunting opportunities!

Low taxes, investment hedge, appreciating area. Management available - leasing opportunities for pasture rental, timber and hunting rights.

Offered at: \$2,400 per acre (\$1,848,000)



**HAGEMAN  
REALTY**

co-marketed with Hageman Realty

Contact: Matt Armstrong  
Managing Partner / Auctioneer / Land Broker  
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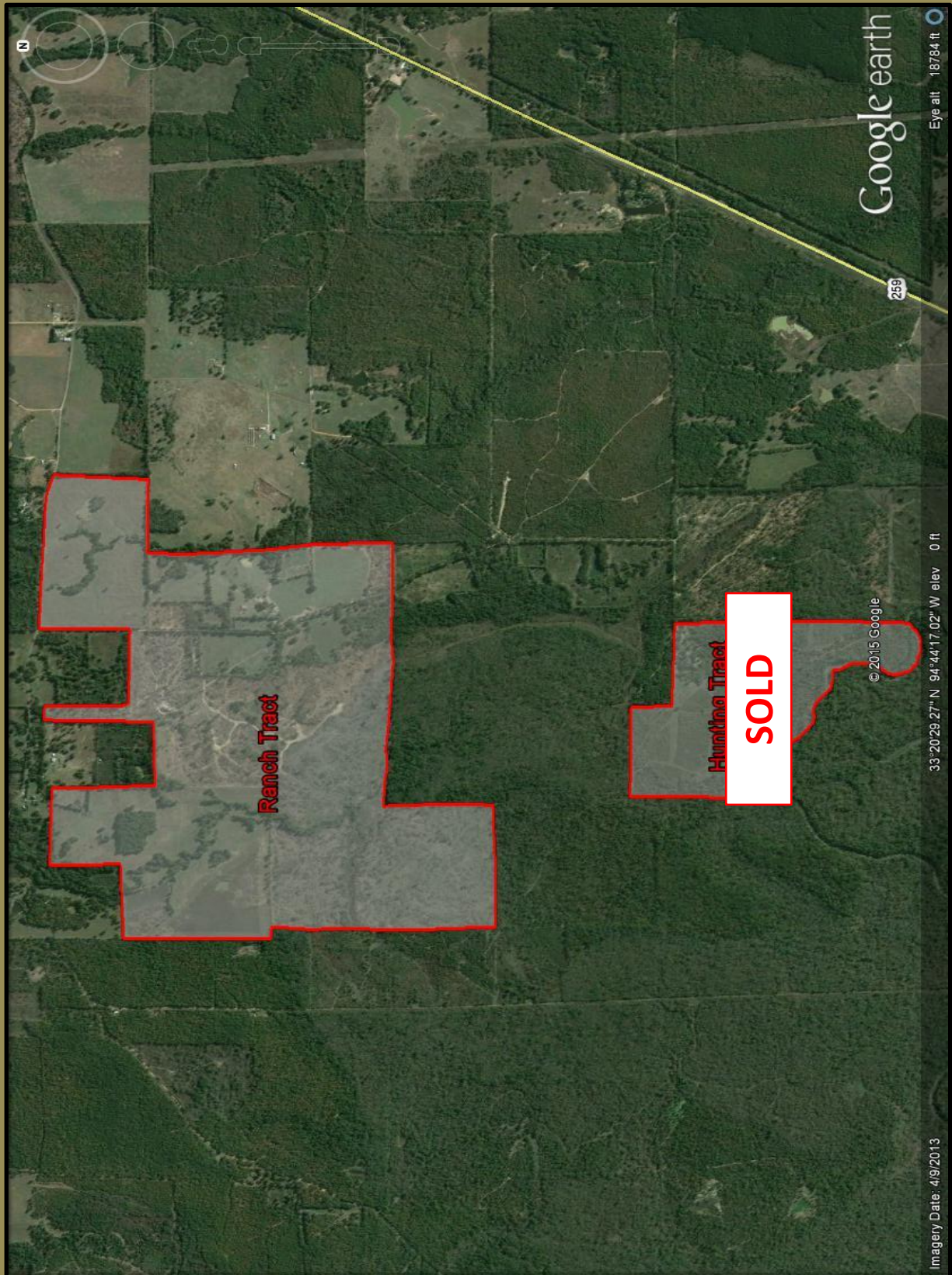


**AltaTerra Realty  
and Auction LLC**

All information contained herein is subject to changes, errors and omissions.  
Prospective purchasers are responsible for their own due diligence.



# Dalby Springs Hunting Retreat



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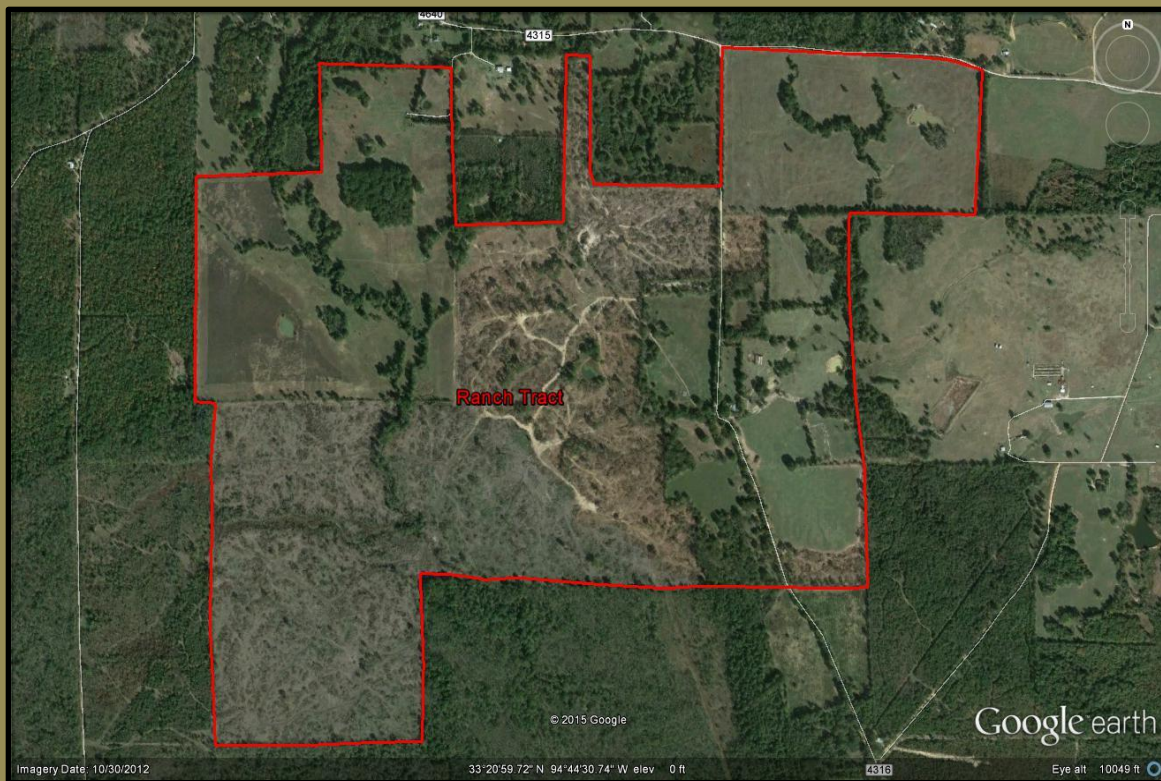


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