

MIDWEST LAND GROUP PRESENTS

71 ACRES IN

BOWIE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BOWIE 71: CREEK, WILDLIFE, AND COUNTRY LIVING ON 71 +/- ACRES

Welcome to Bowie 71, a versatile 71 +/- acre property in Bowie County where land, water, and wildlife come together. A year-round creek winds through the middle of the acreage, shaded by mature hardwoods and bordered by open pastures that are ideal for livestock, hay, or food plots. The property is well-improved with a functional workshop, small storage building, working pens, and a pond that provides both water and fishing opportunities. Deer and other native wildlife

are abundant, offering excellent hunting or outdoor recreation right out the back door. At the heart of the property sits a 1,800 square foot, 3-bedroom, 2-bathroom home - solid in structure and full of potential with some updates and personal touches. With just a bit of vision and care, this already beautiful place can be transformed into a premier East Texas retreat, ranch, or forever homestead. Property is in the sought-after Redwater ISD.

PROPERTY FEATURES

PRICE: **\$379,995** | COUNTY: **BOWIE** | STATE: **TEXAS** | ACRES: **71**

- 71 acres of versatile East Texas land
- Year-round creek running through the middle of the property
- 1,800 sq. ft. home - 3 bedrooms, 2 bathrooms (needs some updating)
- Workshop & storage building for tools, equipment, or hobbies
- Working pens already in place for livestock
- Pond for water, fishing, or recreation
- Abundant wildlife - deer and more for hunting or viewing
- Mix of pasture and trees for ranching, hay, or food plots
- Peaceful country setting with excellent potential as a homestead, ranch, or recreational retreat
- Redwater ISD



1,800 SQ. FT. HOME

At the heart of the property sits a 1,800 square foot, 3-bedroom, 2-bathroom home - solid in structure and full of potential with some updates and personal touches.



WORKSHOP & STORAGE BUILDING



CATTLE CROSSING



POND



MIX OF PASTURE AND TREES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 259.0
Max: 294.6
Range: 35.6
Average: 272.2
Standard Deviation: 5.81 ft

0ft 435ft 869ft

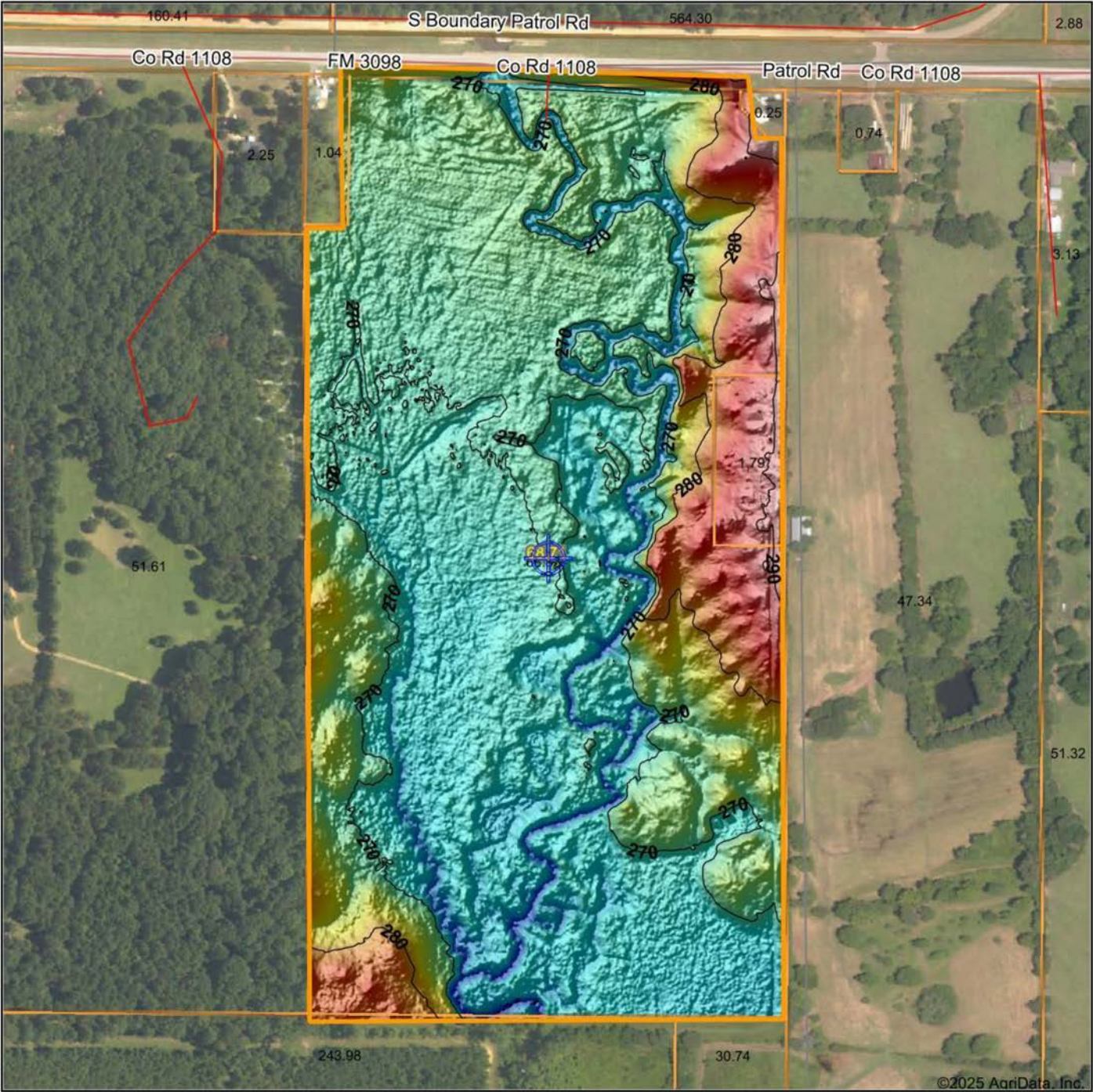


8/20/2025

Bowie County
Texas

Boundary Center: 33° 23' 38.27, -94° 18' 50.66

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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0ft 404ft 809ft

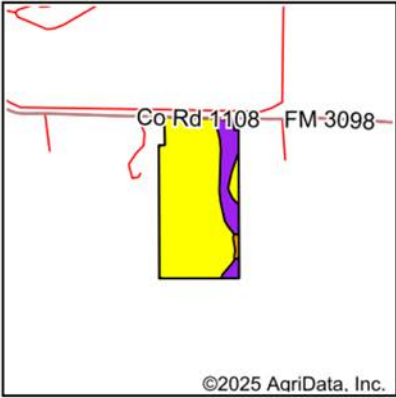
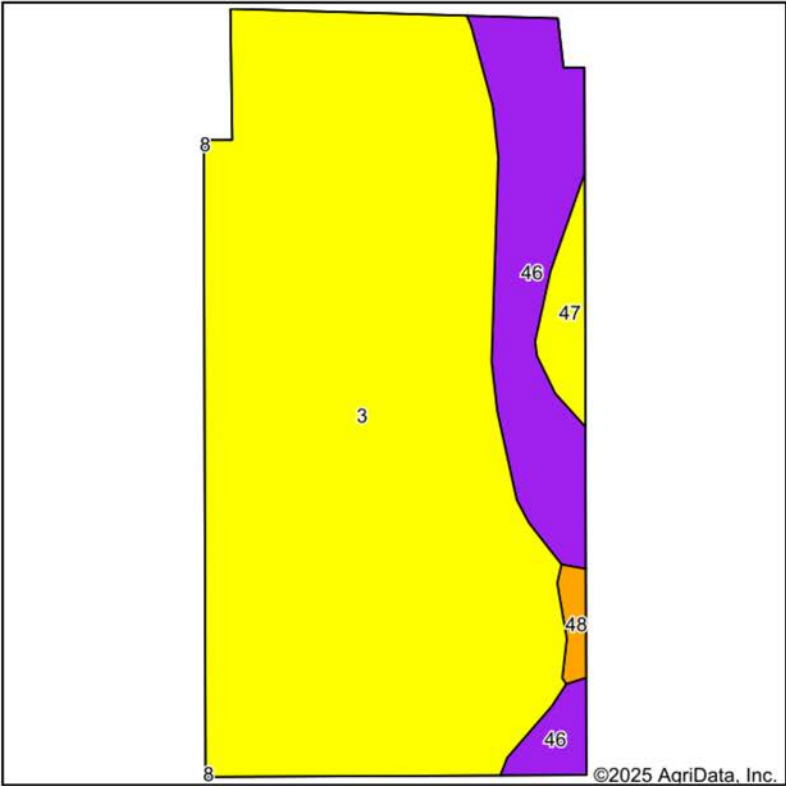


8/20/2025

**Bowie County
Texas**

Boundary Center: 33° 23' 38.27, -94° 18' 50.66

SOILS MAP



State: **Texas**
County: **Bowie**
Location: **33° 23' 38.27, -94° 18' 50.66**
Township: **Maud-Elliot Creek**
Acres: **68.71**
Date: **8/20/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

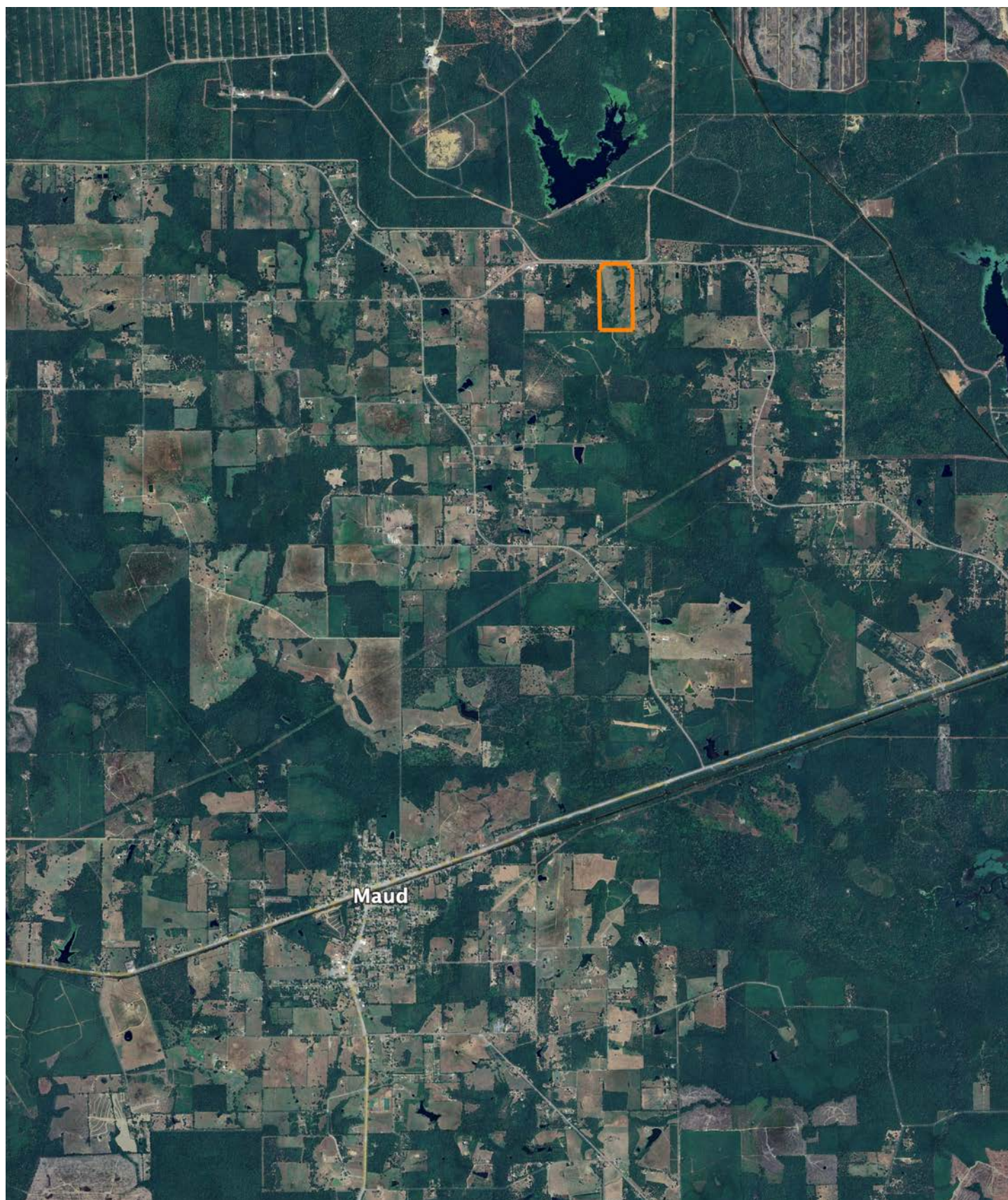
Area Symbol: TX037, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3	Amy silt loam, frequently flooded	55.85	81.3%		> 6.5ft.	IVw	40	38	40	38	29
46	Woodtell very fine sandy loam, 5 to 12 percent slopes	10.45	15.2%		4.4ft. (Densic bedrock)	Vle	51	31	42	34	51
47	Woodtell gravelly sandy loam, 3 to 8 percent slopes	1.76	2.6%		3.6ft. (Densic bedrock)	IVe	53	34	43	34	53
48	Wrightsville-Raino complex, 0 to 1 percent slopes	0.65	0.9%		> 6.5ft.	IIIw	60	59	55	55	58
Weighted Average						4.29	*n 42.2	*n 37	*n 40.5	*n 37.5	*n 33.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Wes Armstrong knows what to look for in a piece of ground and how to help others see it too. A lifelong bowhunter with more than 35 years of experience chasing big game across North America, Wes has spent decades studying land, learning how to unlock its full potential, and helping others do the same.

Based in Sulphur Springs, Texas, Wes brings a strong blend of service, leadership, and business experience to his role as a land agent. He served 20 years as a firefighter with the Plano Fire Department, where he built his foundation of integrity, pressure-tested decision-making, and a calm, problem-solving mindset. He's also owned and operated multiple businesses, including a commercial real estate company and two franchise gyms, sharpening his skills in lending, investment, and negotiation.

Today, Wes pairs his outdoor passion with a results-driven approach to help clients pursue land that fits their goals — whether that means a whitetail haven, an investment opportunity, or a future legacy for their family.

He proudly serves land buyers and sellers across Northeast Texas with clarity, commitment, and the kind of firsthand knowledge that only comes from a lifetime outdoors.



WES ARMSTRONG

LAND AGENT

903.243.9805

WArmstrong@MidwestLandGroup.com



MidwestLandGroup.com

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