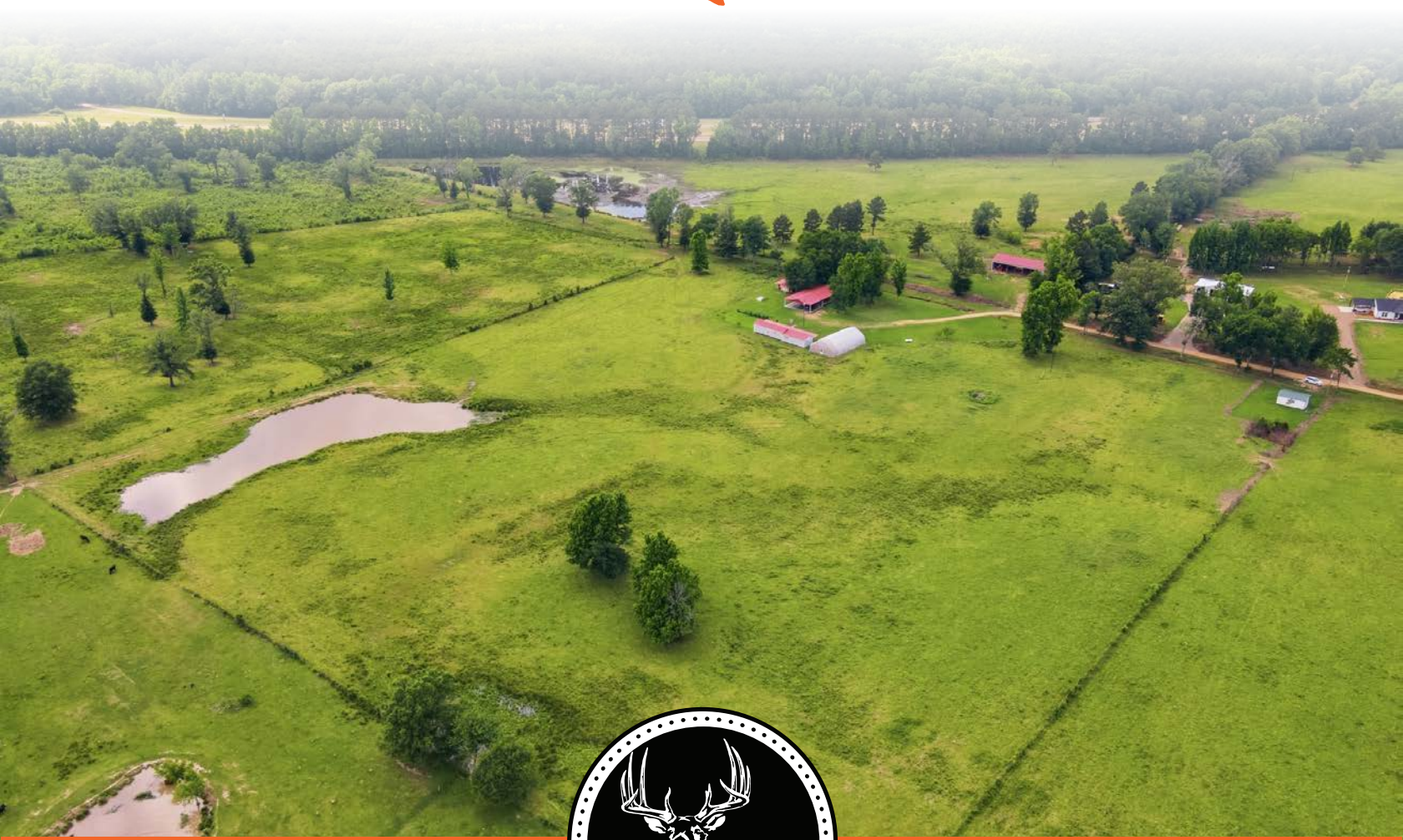


MIDWEST LAND GROUP PRESENTS

62 ACRES IN

BOWIE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HOMESTEAD, RANCH & COMMERCIAL GREENHOUSE OPERATION

Discover a rare opportunity to own a fully developed 62 +/- acre East Texas homestead designed for ranching, self-sufficiency, recreation, and income production. This versatile property combines productive pastureland, quality improvements, agricultural infrastructure, and multiple living quarters into one exceptional offering. Whether your vision is a working cattle operation, sustainable family homestead, specialty crop business, or multi-generational retreat, this property is equipped to support it all.

The centerpiece of the property is a comfortable 3-bedroom, 1-bath home featuring a covered front porch and attached 3-car carport overlooking the ranch. Supporting improvements include a 30' x 60' pole barn with an additional 20' x 30' enclosed shop, providing ample space for equipment, tools, feed, and ranch operations.

Agricultural improvements are second to none, highlighted by a 30' x 58' Crop King hydroponic greenhouse equipped with propane heat, ventilation fans, evaporative cooling system, and production capacity for over 1,000 heads of lettuce, along with herbs, flowers, tomatoes, peppers, and specialty crops.

A dedicated 14' x 20' microgreen growing facility further expands production opportunities.

The property's commercial capabilities continue with a State Health Department-inspected industrial kitchen featuring stainless steel prep tables, commercial double ovens, a three-compartment sink, commercial refrigerator and freezer units, and an adjoining restroom. An 8' x 10' walk-in cooler provides ideal storage for produce and agricultural products.

Additional living accommodations include a 14' x 20' efficiency apartment with full bath and a fully self-contained 12' x 20' tiny home complete with covered front porch and fenced pet yard, creating excellent guest, employee, rental, or family living options.

The land itself offers 62 acres of fenced and cross-fenced pasture with two stocked ponds, established orchard, vegetable garden, chicken coop, storm shelter, storage buildings, abundant wildlife, and ample room for livestock, equipment, RVs, and future expansion. Modern utilities including electric, water, gas, and internet are already in place, making this a truly turn-key operation from day one.



PROPERTY FEATURES

COUNTY: **BOWIE** | STATE: **TEXAS** | ACRES: **62**

- 62 +/- acres of fenced and cross-fenced pastureland
- Two stocked ponds for fishing, livestock, and recreation
- 3 bedroom, 1 bathroom home with covered porch and attached 3-car carport
- 30' x 60' pole barn with additional 20' x 30' enclosed shop
- Commercial Crop King hydroponic greenhouse with climate controls
- State-inspected industrial kitchen and 8' x 10' walk-in cooler
- Dedicated microgreen production facility
- Established orchard, vegetable garden, and chicken coop
- Efficiency apartment plus a fully self-contained tiny home
- Storm shelter, storage buildings, and extensive ranch infrastructure
- Excellent setup for cattle, horses, specialty crops, or agritourism
- Turn-key homestead, ranch, and income-producing agricultural operation



3 BEDROOM, 1 BATHROOM HOME

The centerpiece of the property is a comfortable 3-bedroom, 1-bath home featuring a covered front porch and attached 3-car carport overlooking the ranch.



30' X 58' HYDROPONIC GREENHOUSE



INDUSTRIAL KITCHEN

The property's commercial capabilities continue with a State Health Department-inspected industrial kitchen featuring stainless steel prep tables, commercial double ovens, a three-compartment sink, commercial refrigerator and freezer units, and an adjoining restroom.



EFFICIENCY APARTMENT & TINY HOME

Additional living accommodations include a 14' x 20' efficiency apartment with full bath and a fully self-contained 12' x 20' tiny home complete with covered front porch and fenced pet yard, creating excellent guest, employee, rental, or family living options.



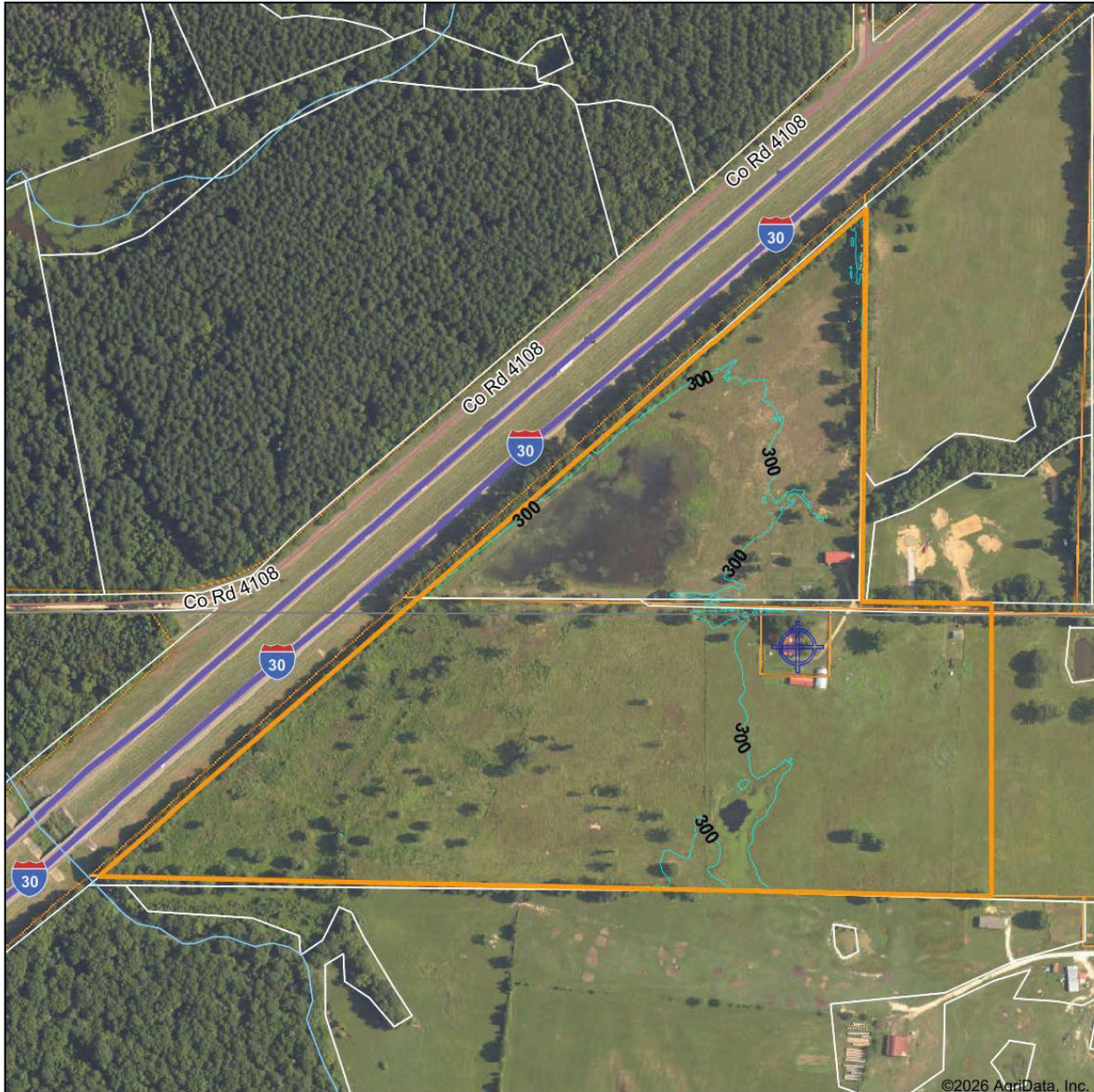
FENCED AND CROSS-FENCED PASTURELAND



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 290.0

Max: 313.5

Range: 23.5

Average: 298.4

Standard Deviation: 4.76 ft

0ft 472ft 943ft

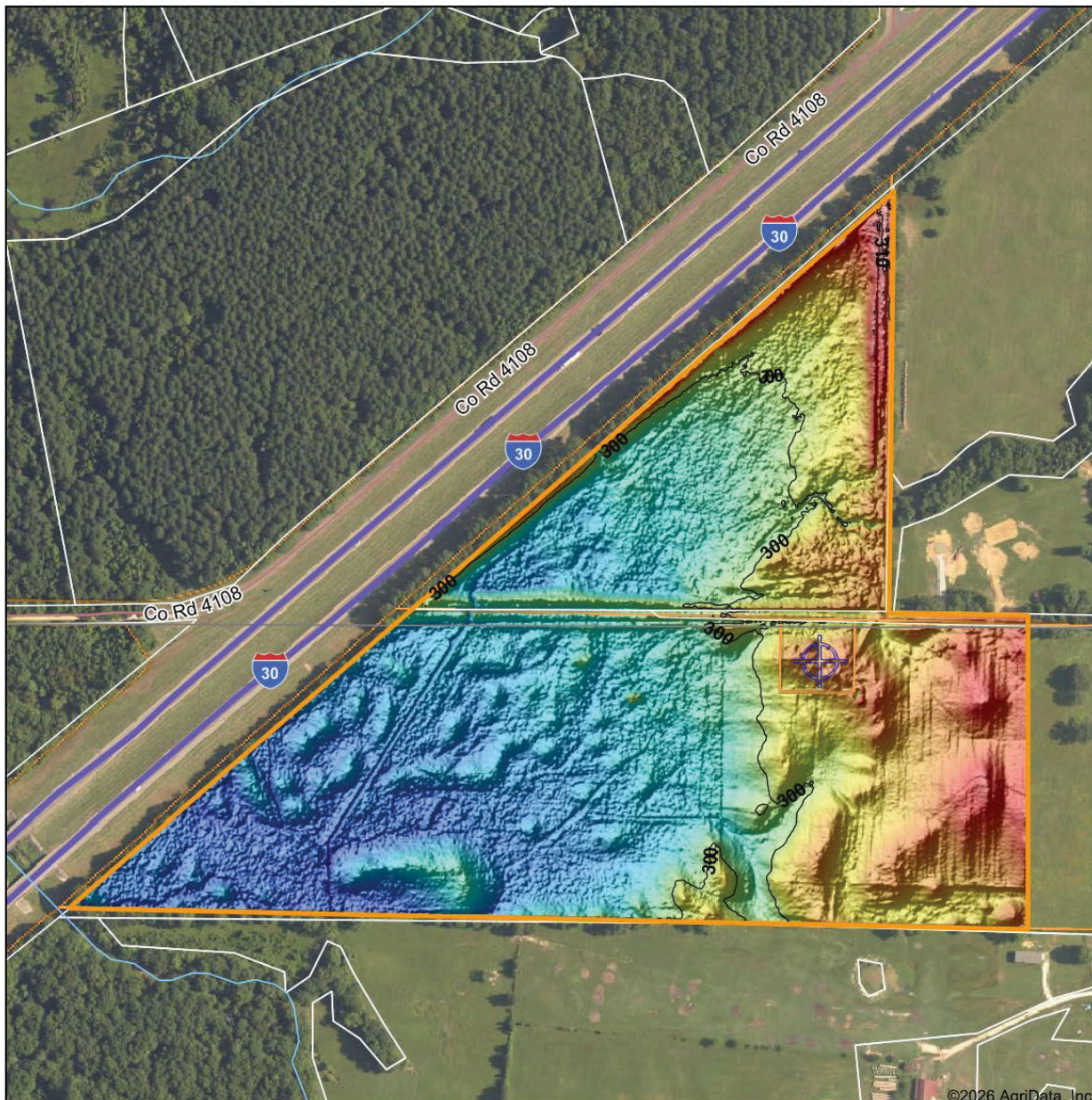


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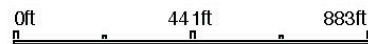
**Bowie County
Texas**

Boundary Center: 33° 25' 44.31, -94° 32' 17.62

HILLSHADE MAP



Source: USGS 1 meter dem



Interval(ft): 10

Min: 290.0

Max: 313.5

Range: 23.5

Average: 298.4

Standard Deviation: 4.76 ft



5/21/2026

**Bowie County
Texas**

Boundary Center: 33° 25' 44.31, -94° 32' 17.62



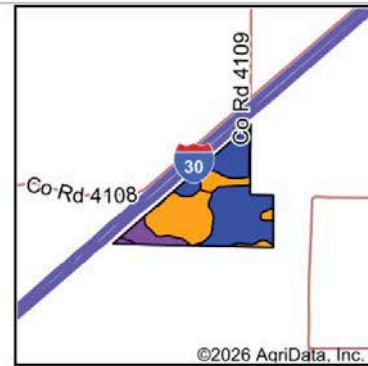
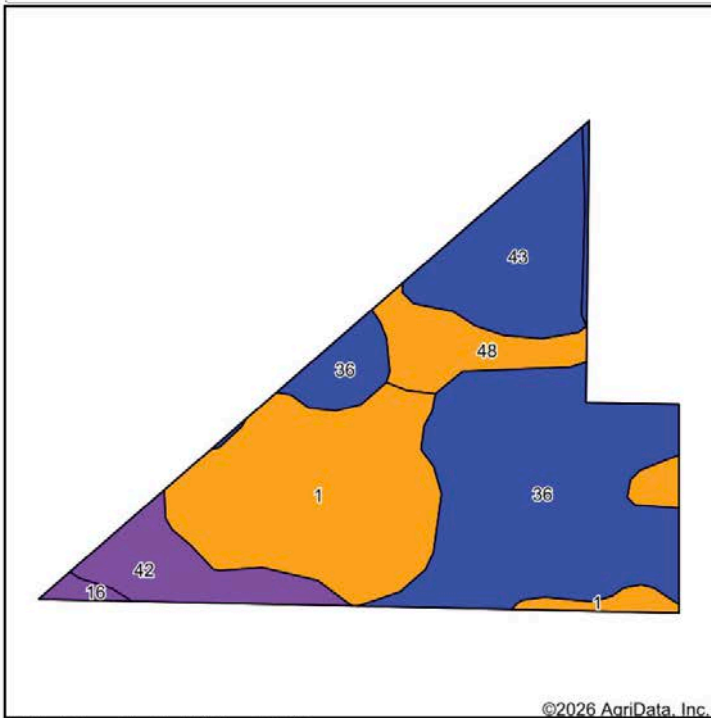
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



State: **Texas**
 County: **Bowie**
 Location: **33° 25' 44.31, -94° 32' 17.62**
 Township: **New Boston**
 Acres: **62.61**
 Date: **5/21/2026**



Maps Provided By

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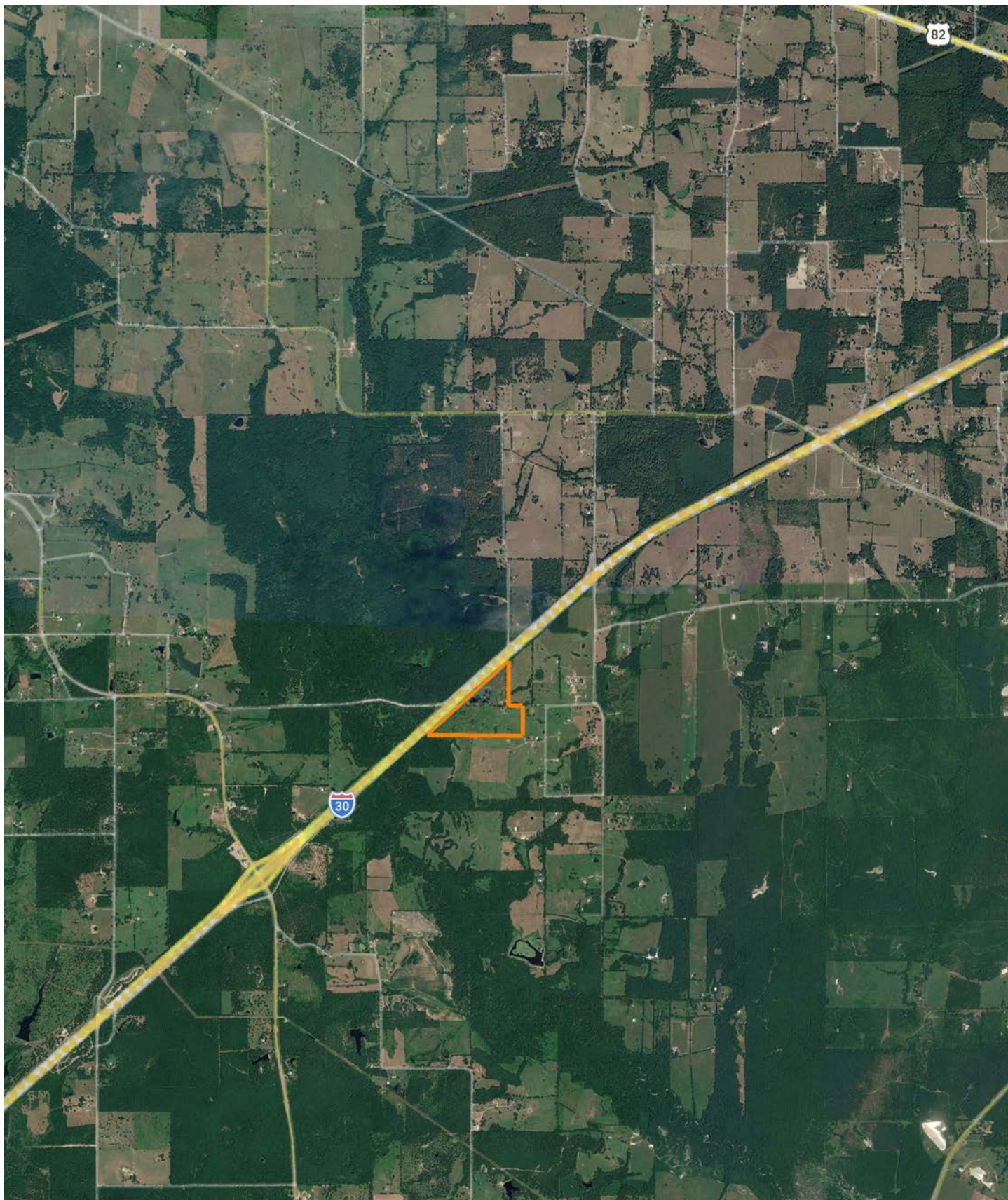


Area Symbol: TX037, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans	
36	Sawyer silt loam, 0 to 3 percent slopes	24.37	39.0%	■	> 6.5ft.	Ile		0	78	55	52
1	Adaton-Muskogee complex	18.43	29.4%	■	> 6.5ft.	IIIw		0	71	64	68
43	Udorthents, Loamy, and Clayey	8.86	14.2%	■	> 6.5ft.	Ilc		0	38	27	38
48	Wrightsville-Raino complex, 0 to 1 percent slopes	5.35	8.5%	■	> 6.5ft.	IIIw		0	60	59	55
42	Thenas fine sandy loam, frequently flooded	5.04	8.0%	■	> 6.5ft.	Vw		0	59	59	54
16	Gladewater clay, 0 to 1 percent slopes, frequently flooded	0.56	0.9%	■	> 6.5ft.	Vw	5730	50	13	13	
Weighted Average						2.65	51.3	*n 67	*n 54	*n 54.8	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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