

MIDWEST LAND GROUP PRESENTS

315 ACRES

RED RIVER COUNTY, TX

1663 COUNTY ROAD 1405, BOGOTA, TEXAS, 75417



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

315 +/- ACRE TURN-KEY RANCH & RECREATIONAL RETREAT

Nestled in the rolling countryside of Northeast Texas, this exceptional 315 +/- acre ranch offers the perfect blend of productive agriculture, comfortable living, and year-round recreation. Whether you're looking for a turn-key cattle operation, a hay-producing ranch, a hunting retreat, or a legacy family property, this one checks all the boxes.

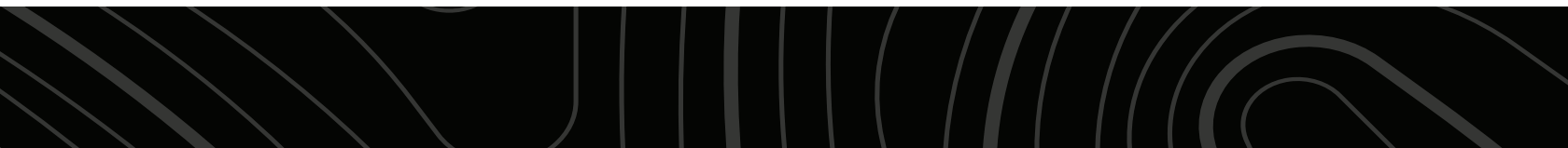
The centerpiece of the ranch is a well-maintained 2,100 square foot home featuring 3 bedrooms and 2.5 bathrooms, providing comfortable accommodations for full-time living or weekend getaways. A separate hunters' cabin offers additional lodging for guests, family, or hunting partners.

Designed for serious cattle production, the property features quality cross-fencing, cattle working pens,

multiple barns, and approximately 100 acres of productive hay meadow. The ranch is well-watered with multiple stocked ponds and a wet-weather creek that enhances both livestock operations and wildlife habitat.

For outdoor enthusiasts, the ranch offers excellent deer hunting, abundant wildlife, fishing opportunities in the stocked ponds, and countless recreational possibilities. The combination of open pasture, hay fields, water sources, and natural cover creates ideal habitat for both livestock and game.

Rarely do properties of this size offer such a complete package of agricultural productivity, recreational appeal, and move-in ready improvements. This is a true turn-key ranch ready for its next owner to enjoy from day one.



PROPERTY FEATURES

COUNTY: **RED RIVER** | STATE: **TEXAS** | ACRES: **315**

- 315 +/- acres of productive ranch land
- 2,100 sq. ft. home with 3 bedrooms and 2.5 bathrooms
- Separate hunters' cabin for guests or lodging
- Approximately 100 acres of productive hay meadow
- Cross-fenced and ready for cattle operations
- Functional cattle working pens
- Large hay barn
- Two additional equipment/storage barns
- Multiple stocked ponds for livestock and fishing
- Wet-weather creek traverses the property
- Excellent whitetail deer hunting
- Diverse habitat supporting wildlife and recreation
- Turn-key cattle operation with established infrastructure
- Combination of income-producing agriculture and recreational enjoyment
- Ideal family ranch, hunting retreat, or investment property
- Convenient access with room to expand livestock operations



2,100 SQ. FT. HOME

The centerpiece of the ranch is a well-maintained 2,100 square foot home featuring 3 bedrooms and 2.5 bathrooms, providing comfortable accommodations for full-time living or weekend getaways.



3 BEDROOMS AND 2.5 BATHROOMS



POOL & COVERED PATIO



SEPARATE HUNTERS' CABIN

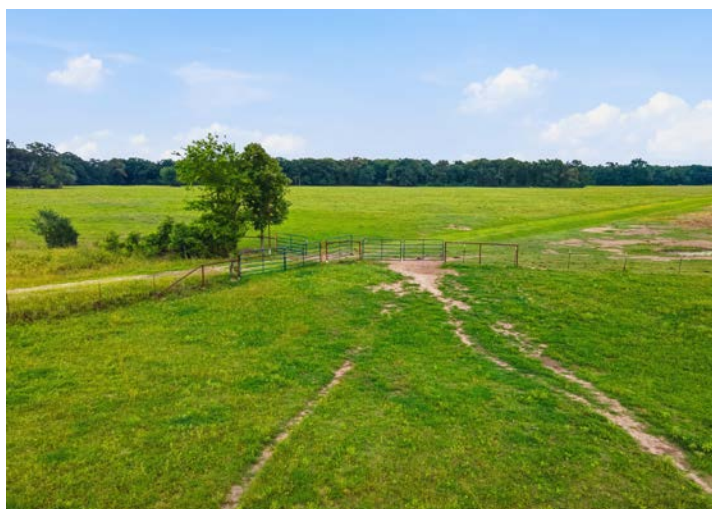


100 +/- ACRES OF HAY MEADOW



TURN-KEY CATTLE OPERATION

Designed for serious cattle production, the property features quality cross-fencing, cattle working pens, multiple barns, and approximately 100 acres of productive hay meadow. The ranch is well-watered with multiple stocked ponds and a wet-weather creek that enhances both livestock operations and wildlife habitat.



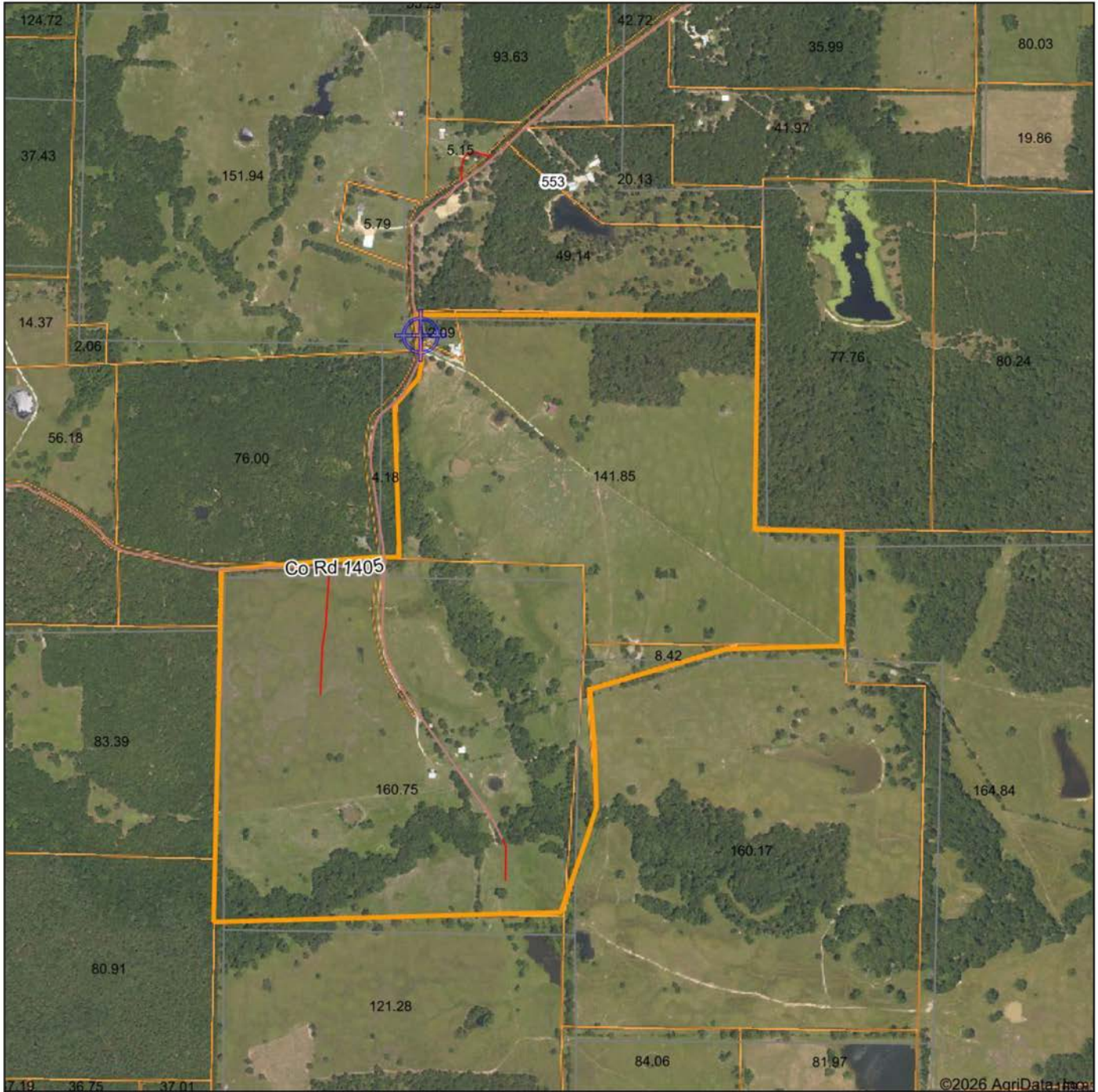
MUTLIPLE STOCKED PONDS



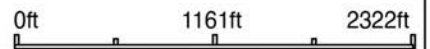
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 26' 24.82, -95° 4' 54.08



Maps Provided By:



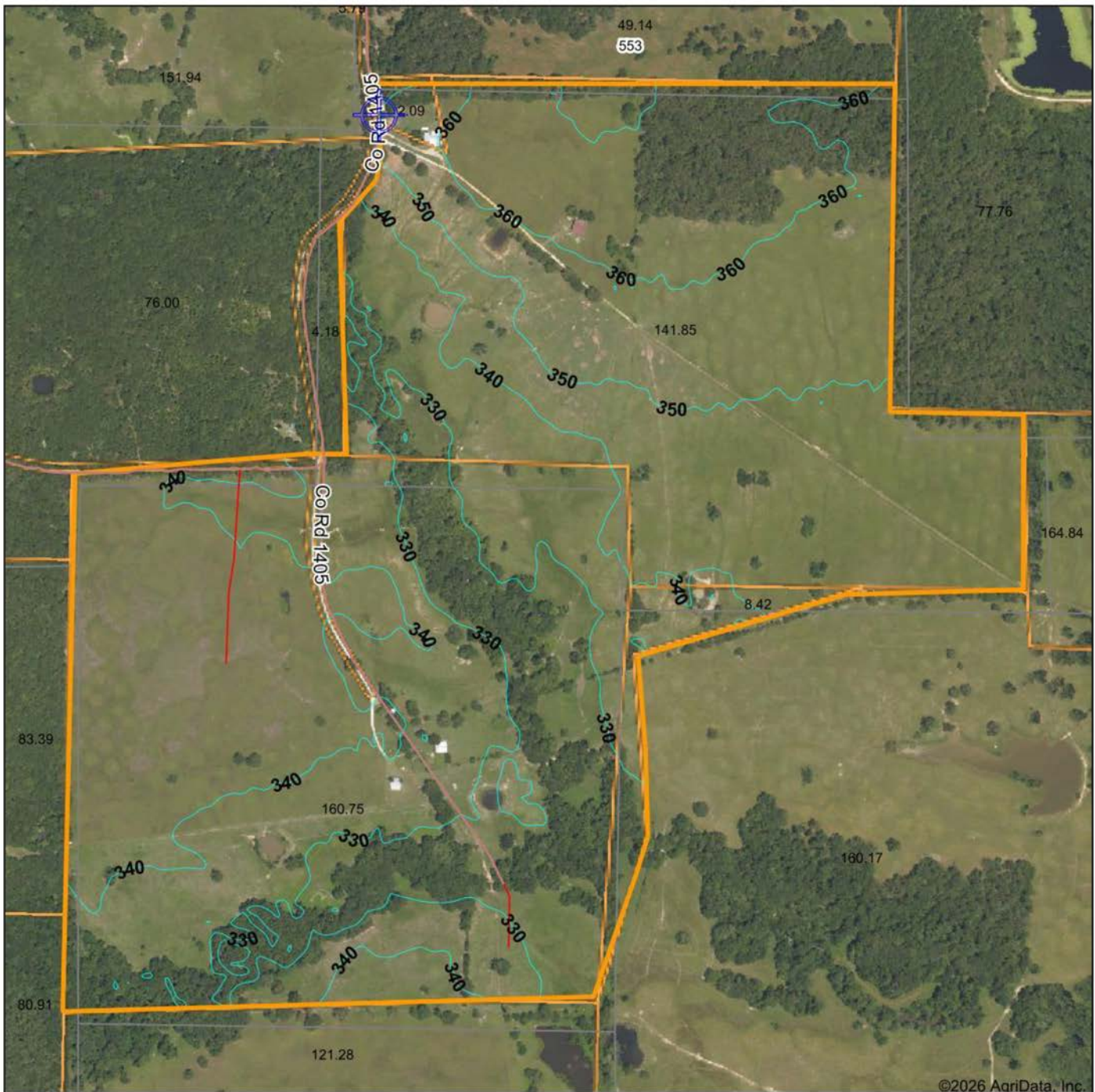
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Red River County
Texas



5/13/2026

TOPOGRAPHY MAP

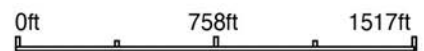


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Maps Provided By:
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 322.6
Max: 373.2
Range: 50.6
Average: 342.7
Standard Deviation: 11.29 ft

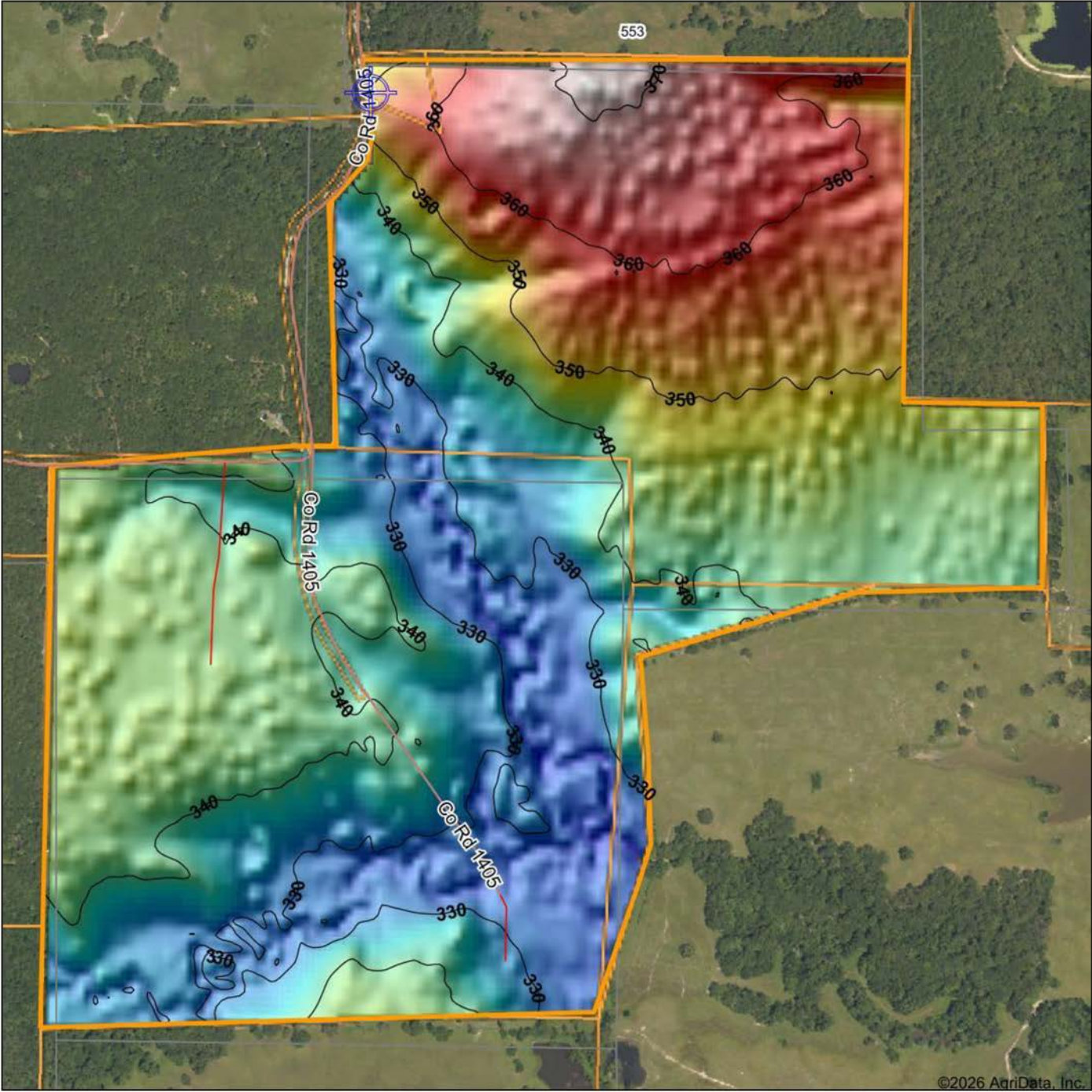


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**Red River County
Texas**

Boundary Center: 33° 26' 24.82, -95° 4' 54.08

HILLSHADE MAP



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Low Elevation High

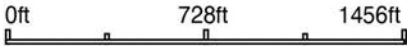


Maps Provided By:



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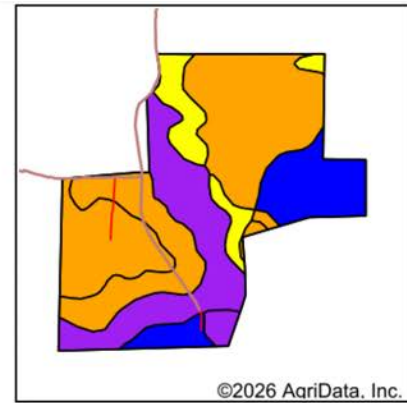
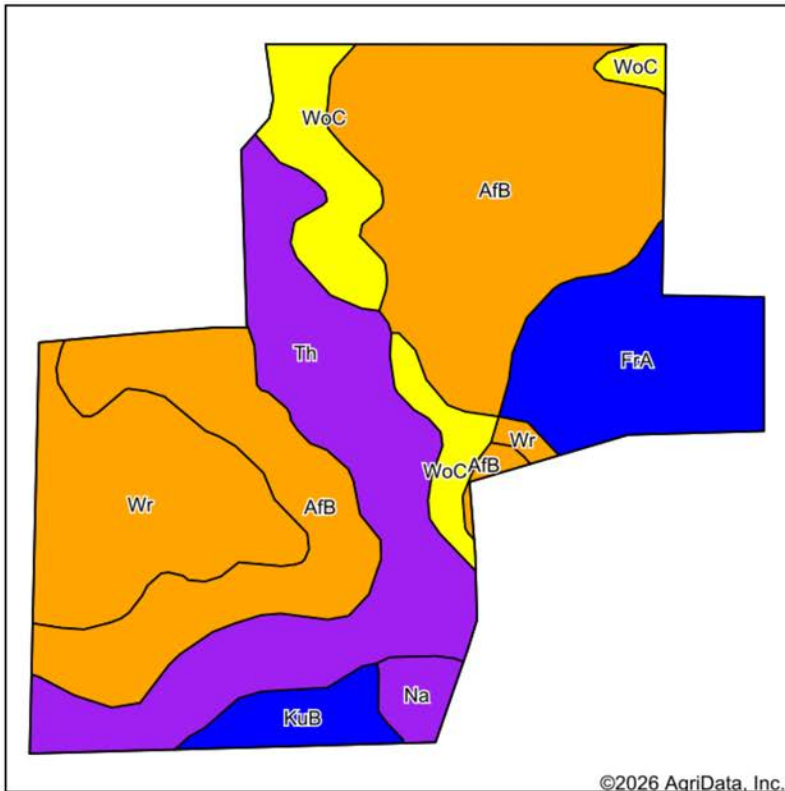


5/13/2026

**Red River County
 Texas**

Boundary Center: 33° 26' 24.82, -95° 4' 54.08

SOILS MAP



State: **Texas**
 County: **Red River**
 Location: **33° 26' 24.82, -95° 4' 54.08**
 Township: **Bogata**
 Acres: **313.49**
 Date: **5/13/2026**



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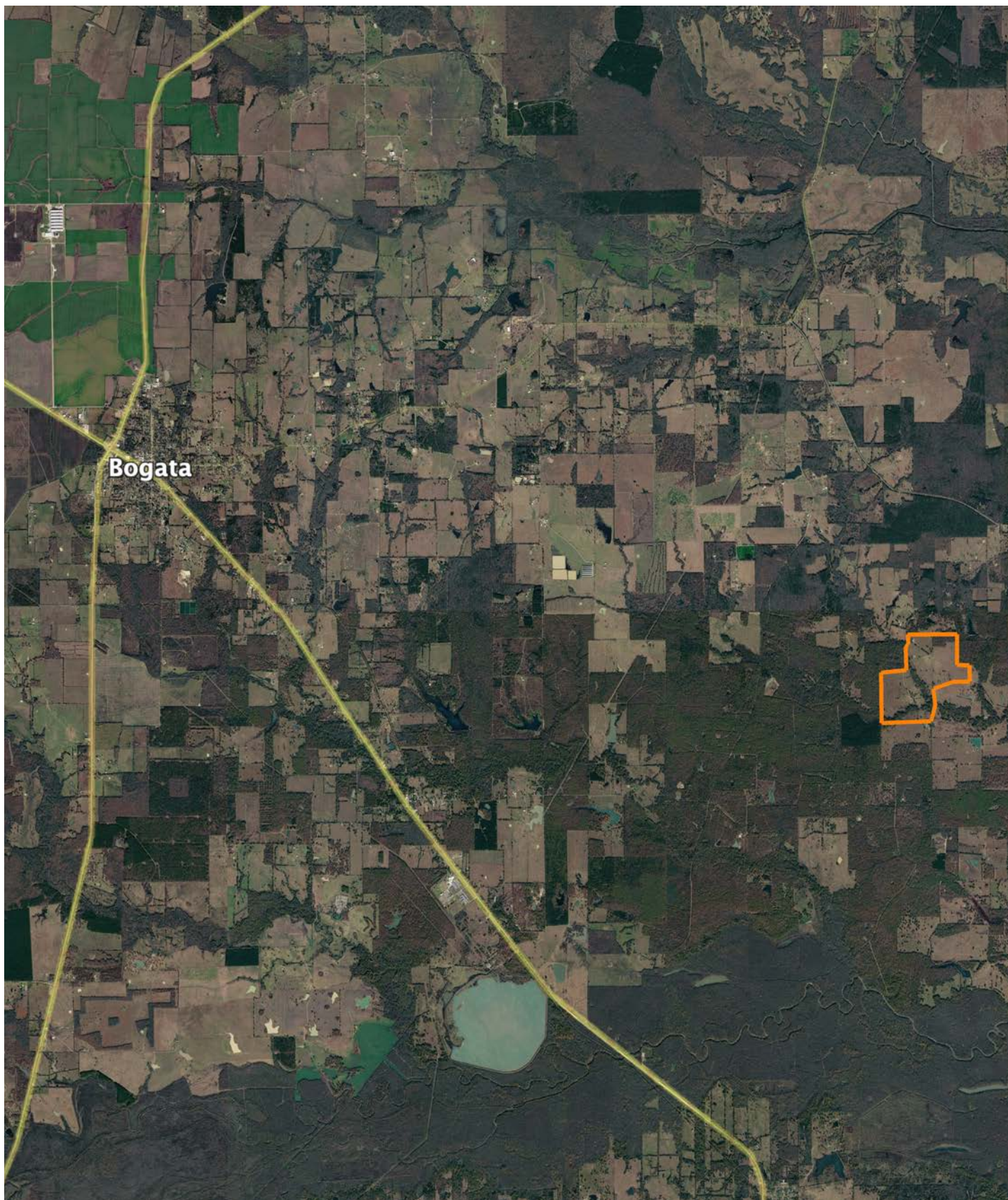


Area Symbol: TX387, Soil Area Version: 22

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 Soybeans
AfB	Annona-Freestone complex, 1 to 3 percent slopes	125.25	39.9%		> 6.5ft.	IIIe	60	43	43
Th	Thenas fine sandy loam, frequently flooded	66.90	21.3%		> 6.5ft.	Vw	59	59	54
Wr	Wrightsville-Raino complex, 0 to 1 percent slopes	43.87	14.0%		> 6.5ft.	IIIw	60	59	55
FrA	Freestone-Addielou complex, 0 to 1 percent slopes	35.74	11.4%		> 6.5ft.	IIw	70	55	52
WoC	Woodtell fine sandy loam, 1 to 5 percent slopes	26.52	8.5%		3.7ft. (Densic bedrock)	IVe	53	32	34
KuB	Kullit-Addielou complex, 1 to 3 percent slopes	9.89	3.2%		> 6.5ft.	Ile	77	49	54
Na	Nahatche soils, frequently flooded	5.32	1.7%		> 6.5ft.	Vw	40	35	35
Weighted Average						3.40	*n 60.5	*n 49.1	*n 47.5

*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

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MidwestLandGroup.com

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