

\$7,750,000 - Tbd Vicars Road, Bellevue

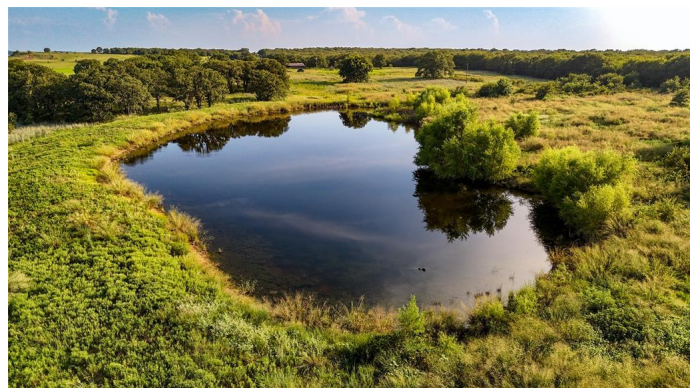
MLS® #21095988

\$7,750,000

0 Bedroom, 0.00 Bathroom,
Land on 1137.05 Acres

none, Bellevue, TX

Located just 19 miles west of Bowie and a few miles south of Vashti, Promontory Ranch is a true North Texas showplace offering the perfect blend of beauty, productivity, and recreation. Spanning 1,137± rolling acres, this ranch captures everything that makes Clay County ranch country so special; wide-open vistas, mature hardwoods, and abundant wildlife. The landscape rolls gently with roughly 110 feet of elevation change, creating a scenic backdrop from nearly every point on the ranch. The land is a healthy mix of 70% pasture and 30% hardwood cover, dotted with majestic oaks and excellent wildlife habitat. Fourteen ponds are scattered across the ranch, providing reliable water for both livestock and wildlife. The property is fully fenced and cross fenced for cattle, with a good blend of coastal and native grasses that make it as functional as it is beautiful. The ranch is well suited for a strong cattle operation and comes equipped with working pens and plenty of grazing capacity. At its heart sits a charming 1,200± sq. ft. log cabin featuring 2 bedrooms and 2 baths, offering a comfortable retreat after a long day on the ranch. Nearby, a 40x50 shop with electric service provides ample space for equipment storage or future expansion. The ranch operates on a private water well, septic system, and electric utilities. Promontory Ranch is a hunter's paradise. The mix of pasture and wooded draws supports whitetail deer, turkey, hogs, dove, and more. With year around water sources, natural cover, and



limited pressure, the property is perfectly set up for exceptional hunting or wildlife management. With county maintained road frontage on both the east and west sides, the ranch is easily accessible yet remarkably private. Its dual frontage also offers flexibility for future division or investment potential, making it equally attractive to ranchers, investors, and recreational buyers seeking a legacy property.

Essential Information

MLS® #	21095988
Price	\$7,750,000
Bathrooms	0.00
Acres	1,137.05
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Vicars Road
Subdivision	none
City	Bellevue
County	Clay
State	TX
Zip Code	76228

Amenities

Utilities	Electricity Available, Septic, Well
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Interior

Heating	Central
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Exterior

Lot Description	Acreage, Brush, Cleared, Hilly, Oak, Pasture, Tank/ Pond, Rock Outcropping
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School Information

District	Bellevue ISD
Elementary	Bellevue
Middle	Bellevue
High	Bellevue

Additional Information

Zoning	n/a
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Listing Details

Listing Agent	Benjamin Clark
Listing Office	Keller Williams Realty

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