




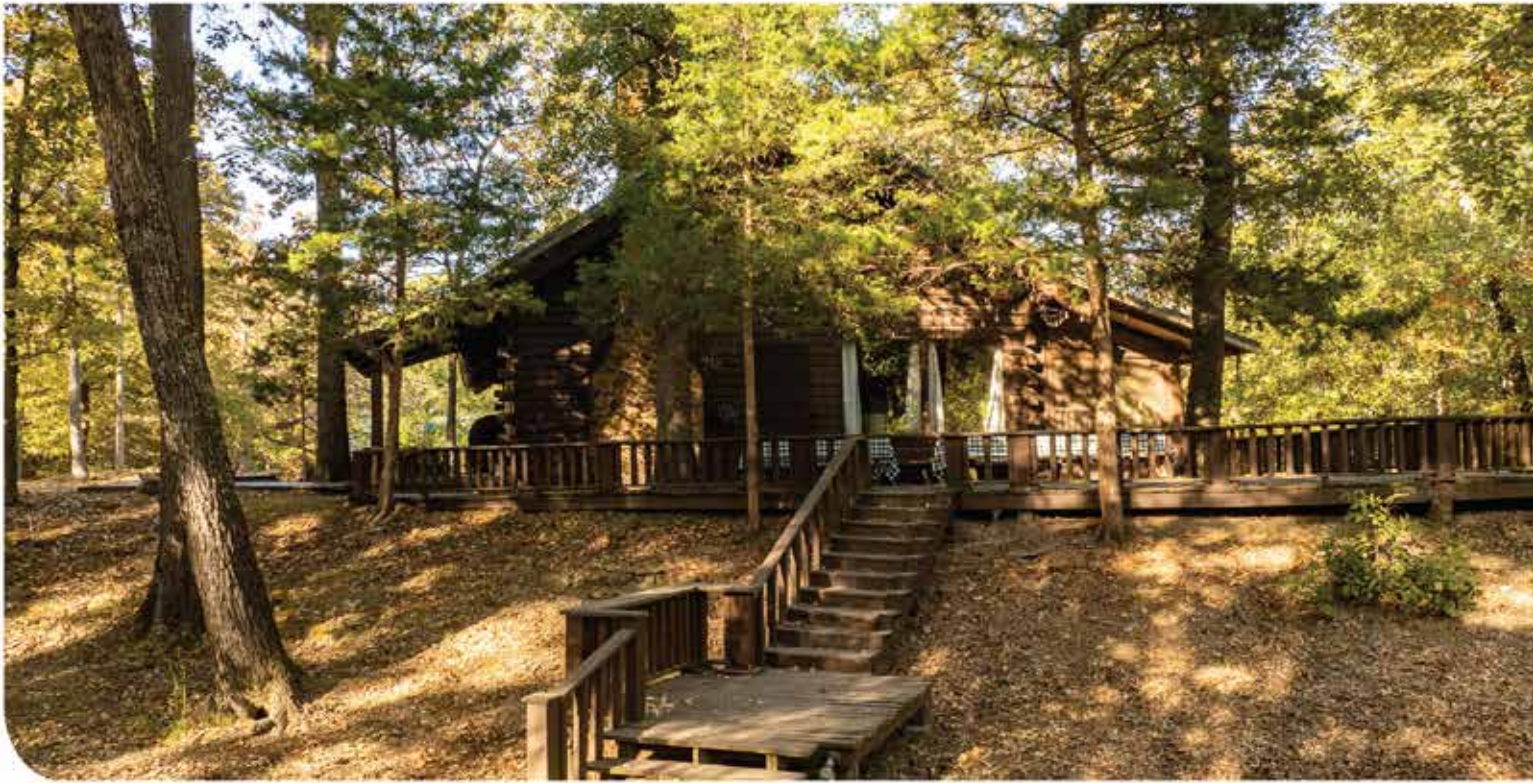
WEST & SWOPE  
RANCHES

PINETREE FARM

Bowie County, TX | 271.25 ± ACRES

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## THE RANCH

Pine Tree Farms, a sprawling 270-acre recreational retreat nestled in the heart of Bowie County, offers a tranquil escape into the beautiful East Texas piney woods.

This historic property has been in the same family since the mid 1800's and showcases three beautifully crafted log cabins, each boasting its own unique charm and character, seamlessly blending with the surrounding landscape. A picturesque, spring-fed lake invites you to cast a line or simply unwind and enjoy the beautiful setting. The vast woodlands, teeming with mature hardwoods and pines, provide ample opportunities for hiking, hunting, fishing or just enjoying the great outdoors.

With its idyllic setting, diverse landscape, and abundance of recreational activities, Pine Tree Farms is an ideal haven for those seeking adventure, relaxation, and the unparalleled beauty of the great outdoors. Whether you're looking to escape the hustle and bustle of city life or create lasting memories with loved ones, this exceptional property offers an unforgettable experience.









## LOCATION

Nestled amidst the picturesque East Texas pines, yet conveniently situated within the Texarkana Metropolitan Area, Pinetree Farm offers a unique blend of seclusion and accessibility. Its location in Simms, Texas, provides a peaceful, small-town atmosphere while being just a short drive from the vibrant cities of Dallas and Texarkana. With approximately 4,625 feet of road frontage along FM 44, the property is easily accessible. The proximity to the Sulphur River and the area's rich history further enhances its appeal. Pinetree Farm is an ideal haven for those seeking a weekend retreat, a permanent residence, or simply a place to unwind and reconnect with nature.

## TERRAIN

Nestled amidst the picturesque East Texas pines, yet conveniently situated within the Texarkana Metropolitan Area, Pinetree Farm offers a unique blend of seclusion and accessibility. Its location in Simms, Texas, provides a peaceful, small-town atmosphere while being just a short drive from the vibrant cities of Dallas and Texarkana. With approximately 4,625 feet of road frontage along FM 44, the property is easily accessible. The proximity to the Sulphur River and the area's rich history further enhances its appeal. Pinetree Farm is an ideal haven for those seeking a weekend retreat, a permanent residence, or simply a place to unwind and reconnect with nature.

## WILDLIFE

Pinetree Farm is a haven for wildlife, offering a rich habitat that attracts a variety of species. The heavily wooded areas, comprised of mature hardwoods and pines, provide shelter and food sources for animals such as whitetail deer and wild hogs, making it an excellent spot for hunting enthusiasts. The diverse ecosystem is further enhanced by the presence of multiple ponds and Weaver Creek, which attract waterfowl and other aquatic wildlife.

## MINERALS

Some minerals will convey.

## IMPROVEMENTS

Pinetree Farm features three beautifully crafted log cabins, each showcasing unique charm and functionality. The first cabin, built in the 1970s, offers 3 bedrooms and 2 baths, providing a cozy retreat. The second cabin, from the 1980s, includes 2 bedrooms, 2 baths, and a swimming pool, perfect for relaxation during warm months. The third cabin, constructed in the 1990s, boasts 3 bedrooms, 2 baths, an office, and a shop, with all the wood sourced from trees on the property, emphasizing its connection to the land. Additional improvements include a tennis court and a spring-fed pond with a dock, enhancing the recreational appeal of this idyllic setting. Each cabin harmonizes with the surrounding natural beauty, making this property an ideal destination for families or events.

## WATER

Pinetree Farm has great surface water. A spring-fed pond, complete with a dock, serves as a central highlight. Spanning over 2 acres, this pond provides opportunities for fishing and relaxation. Multiple smaller ponds dot the landscape creating a serene environment for wildlife and recreational activities. Additionally, Weaver Creek traverses the eastern portion of the land, enhancing the overall appeal and biodiversity of the area. The land sits atop the Carrizo-Wilcox aquifer and the Nacatoch, ensuring a reliable water supply for both personal use and agricultural endeavors. With an average annual rainfall of approximately 50 inches, this property benefits from excellent surface water, contributing to its lush, heavily wooded surroundings and enhancing its value as a recreational retreat.





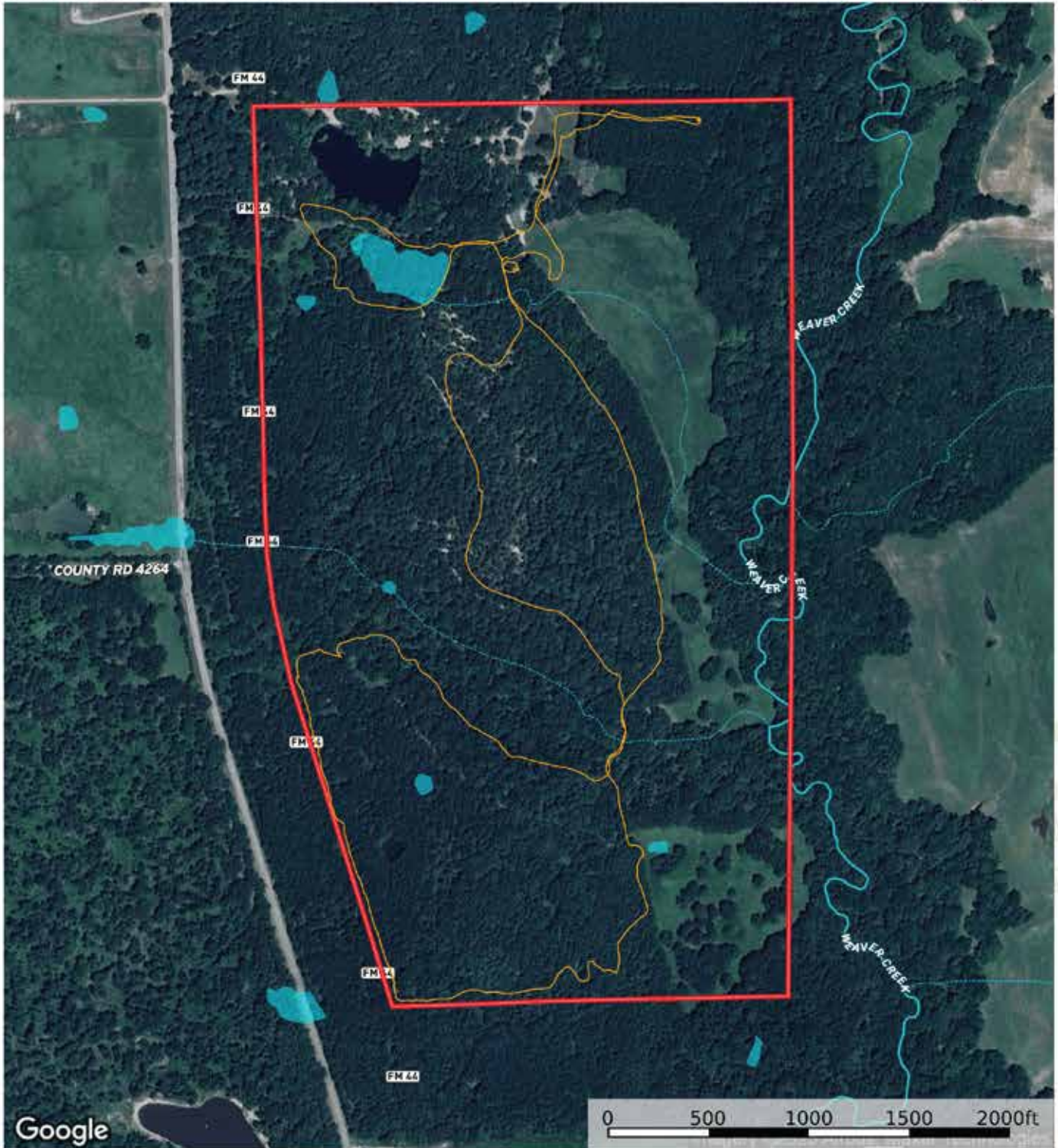
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# Pinetree Farm

Bowie County, Texas; 271.25 AC +/-

WEST & SWOPE  
RANCHES



- Track
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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**id** The information contained herein was obtained from sources deemed to be reliable. Land ID Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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# WEST & SWOPE

RANCHES



**“A LEGACY OF LAND”**

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