

538 Murphree Road, Saint Jo (45.47 Acres)
538 Murphree Road
Saint Jo, TX 76265

\$431,965
45.470± Acres
Montague County



538 Murphree Road, Saint Jo (45.47 Acres)
Saint Jo, TX / Montague County

SUMMARY

Address

538 Murphree Road

City, State Zip

Saint Jo, TX 76265

County

Montague County

Type

Undeveloped Land, Ranches, Farms

Latitude / Longitude

33.854187 / -97.505562

Acreage

45.470

Price

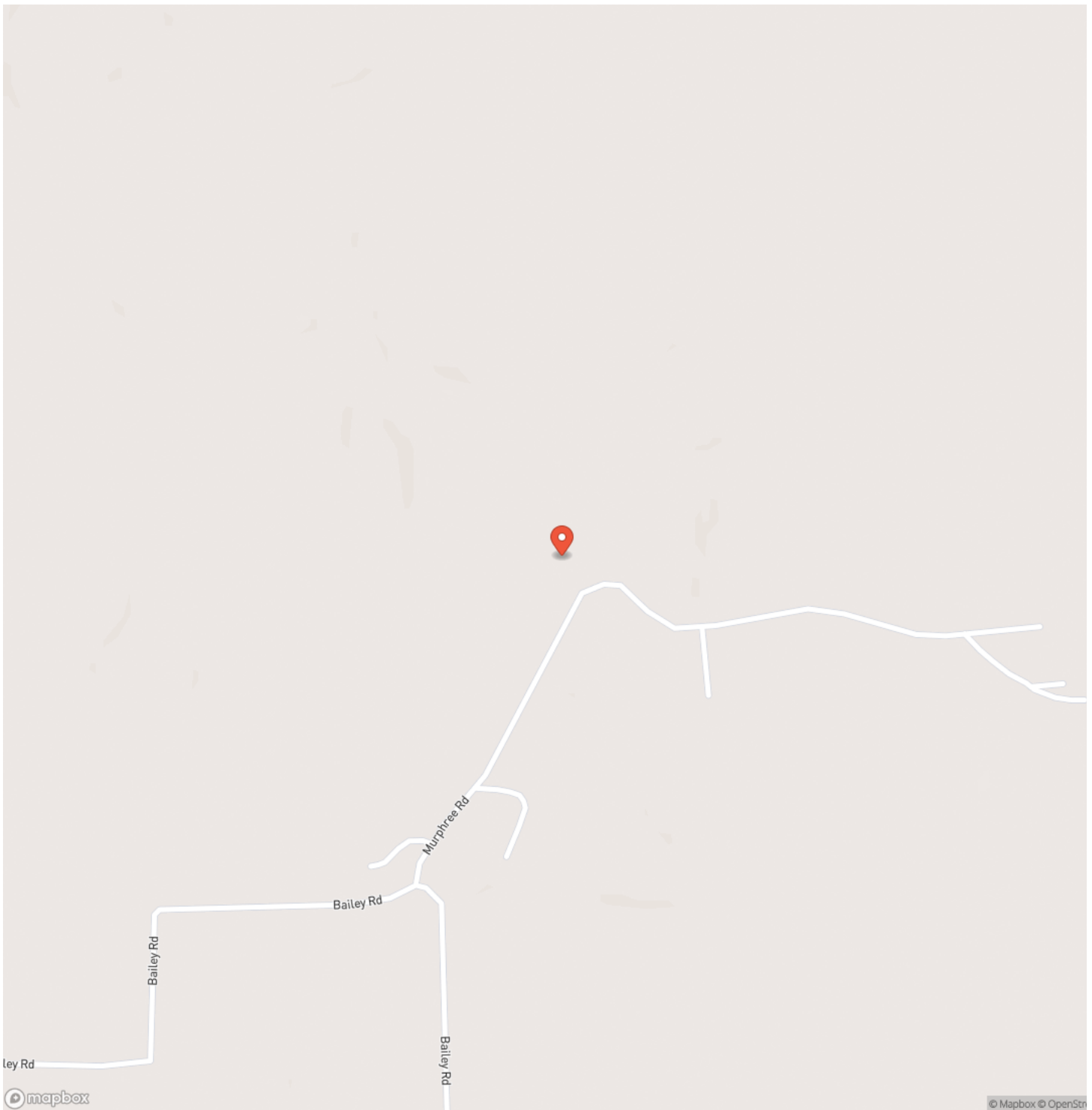
\$431,965

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PROPERTY DESCRIPTION

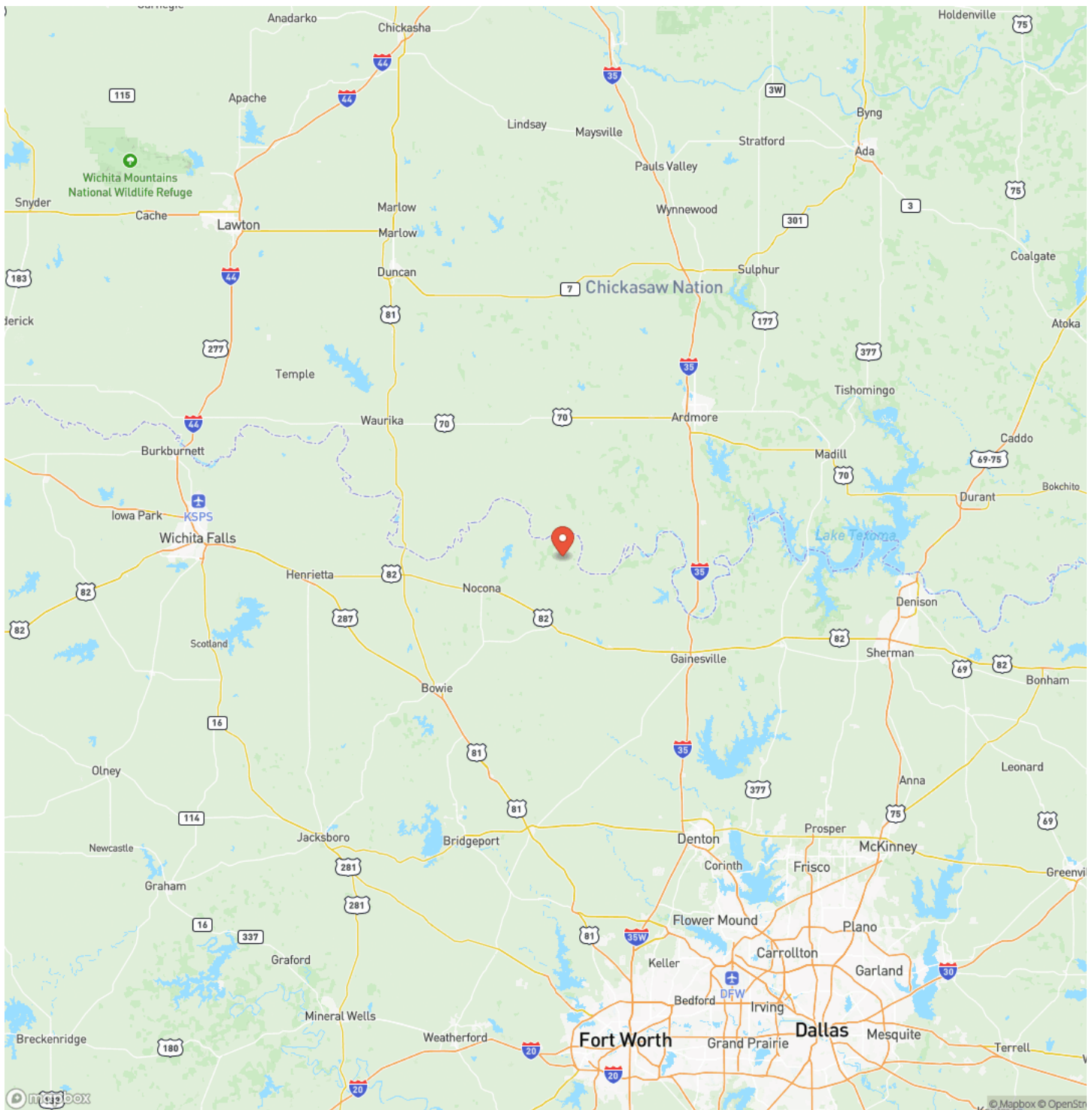
This hidden gem near the Red River offers something for everyone. Native oaks, cedar, sycamore and more timber on the North and West borders of property along with stocked ponds and rolling topography. Enjoy abundant wildlife, including deer and turkey, while also having cattle on the cleared southeastern portion of the property. Multiple build sites, water well needed. Property is cross fenced. Electric available and no known restrictions. Enjoy the scenic drive out and the tree canopy over the county road on the way to this unique 45 acres. Information deemed reliable but to be verified by buyer and buyer's agent.

Locator Map



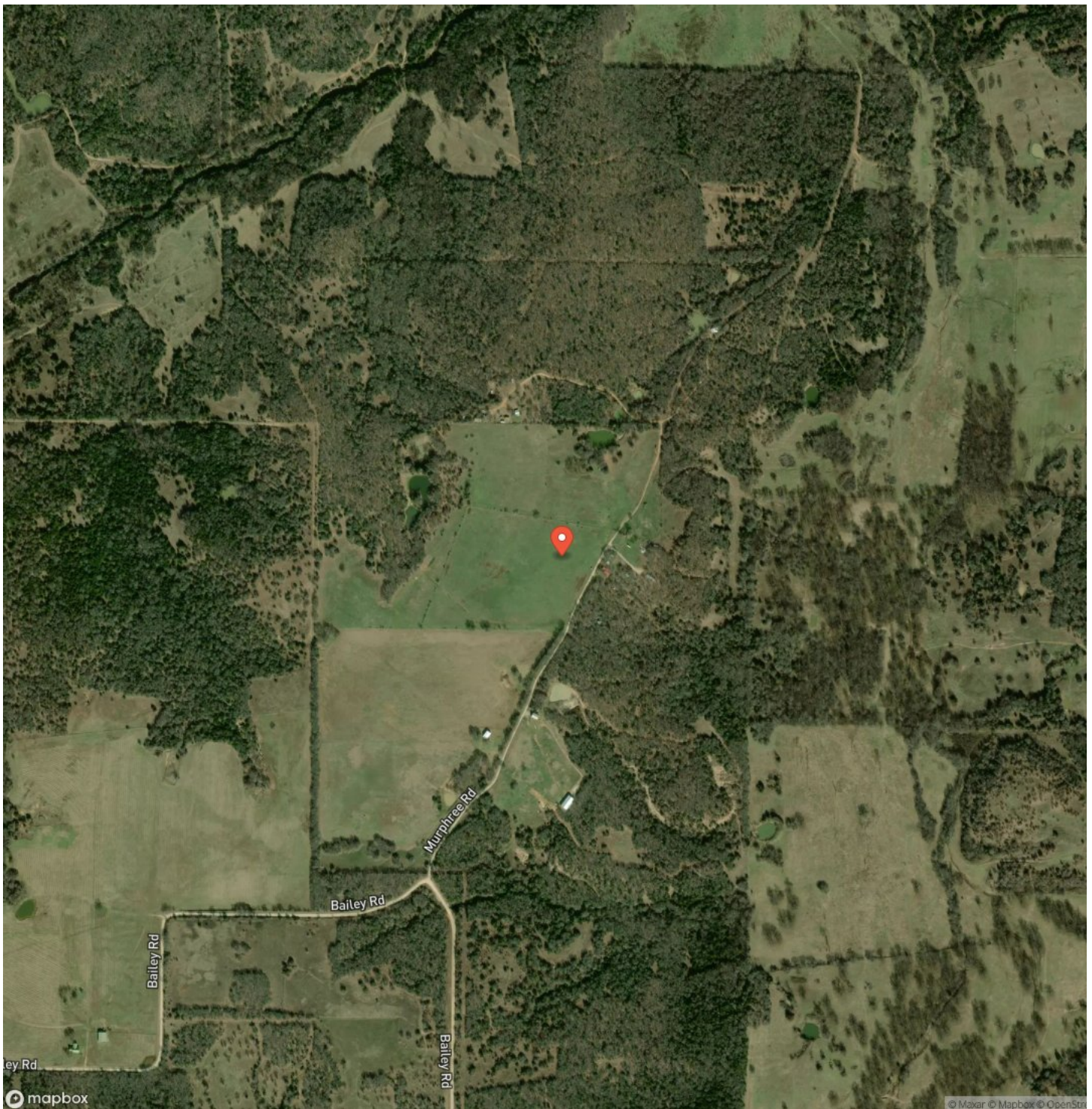
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Locator Map



538 Murphree Road, Saint Jo (45.47 Acres)
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Satellite Map



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LISTING REPRESENTATIVE

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3311 I-35

City / State / Zip

Denton, TX 76207

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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