

**180 ac Ranch FM 677 in Saint Jo**  
**TBD South FM 677**  
**Saint Jo, TX 76265**

**\$1,999,500**  
**180.180± Acres**  
**Montague County**





## 180 ac Ranch FM 677 in Saint Jo Saint Jo, TX / Montague County

---

### **SUMMARY**

**Address**

TBD South FM 677

**City, State Zip**

Saint Jo, TX 76265

**County**

Montague County

**Type**

Recreational Land, Hunting Land, Ranches

**Latitude / Longitude**

33.59632 / -97.522494

**Acreage**

180.180

**Price**

\$1,999,500

**Property Website**

<https://northtexasrealestate.com/property/180-ac-ranch-fm-677-in-saint-jo-montague-texas/26850>



## **PROPERTY DESCRIPTION**

Gorgeous ranch property in Eastern Montague county with FM 677 frontage.

The remarkable elevation changes of this property allow views of a 10+ mile radius from Willawalla Creek around to Clear Creek, while also offering seclusion along the property creeks and ponds.

Abundant wildlife including deer, hogs, turkey, beaver, duck and even the occasional bald eagle.

Fish in the spring fed pond or hunt for arrowheads.

Variety of mature Oak trees and native trees with Pecans bordering the hay field.

Current ag exemption.

Mineral rights do not convey.

This unique property offers many possibilities.

\*All information to be verified by Buyer and Buyer's Agent.

**180 ac Ranch FM 677 in Saint Jo  
Saint Jo, TX / Montague County**

---



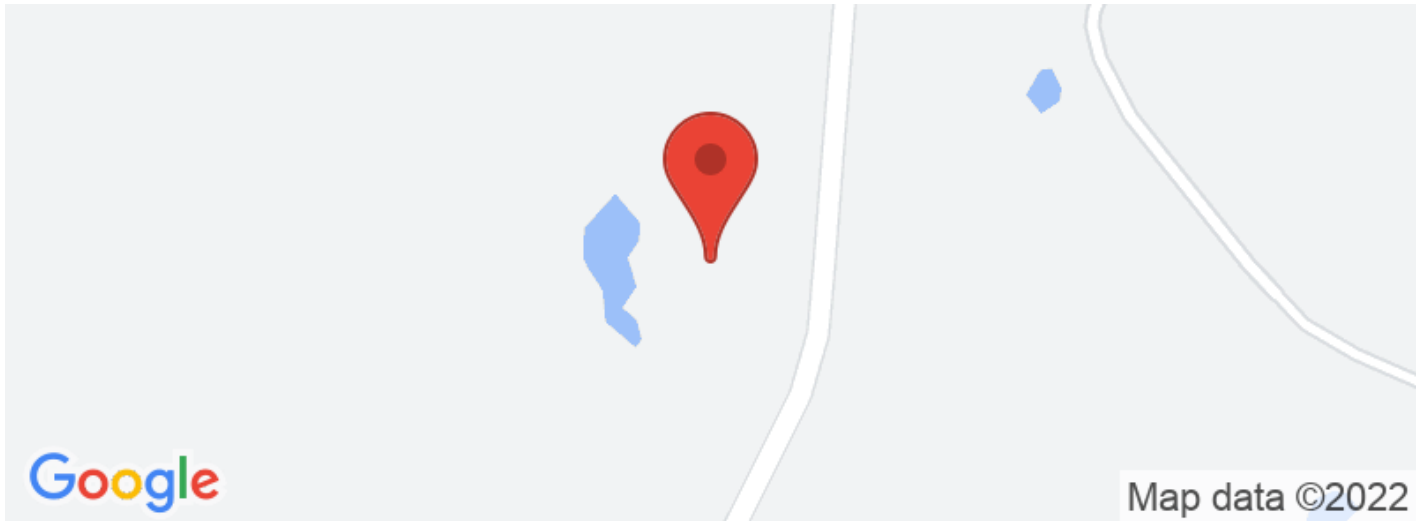




180 ac Ranch FM 677 in Saint Jo  
Saint Jo, TX / Montague County

---

## Locator Maps



180 ac Ranch FM 677 in Saint Jo  
Saint Jo, TX / Montague County

---

## Aerial Maps





180 ac Ranch FM 677 in Saint Jo  
Saint Jo, TX / Montague County

---

## LISTING REPRESENTATIVE

For more information contact:



### Representative

Iva Walterscheid

### Mobile

(940) 565-8326

### Email

iva@northtexasrealestate.com

### Address

3311 I-35

### City / State / Zip

Denton, TX 76207

---

## NOTES

---

---

---

---

---

---

---

## NOTES

[illegible]

## **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.



---

**Newland Real Estate**  
3311 I 35  
Denton, TX 76207  
(940) 594-9882  
[www.northtexasrealestate.com](http://www.northtexasrealestate.com)

---