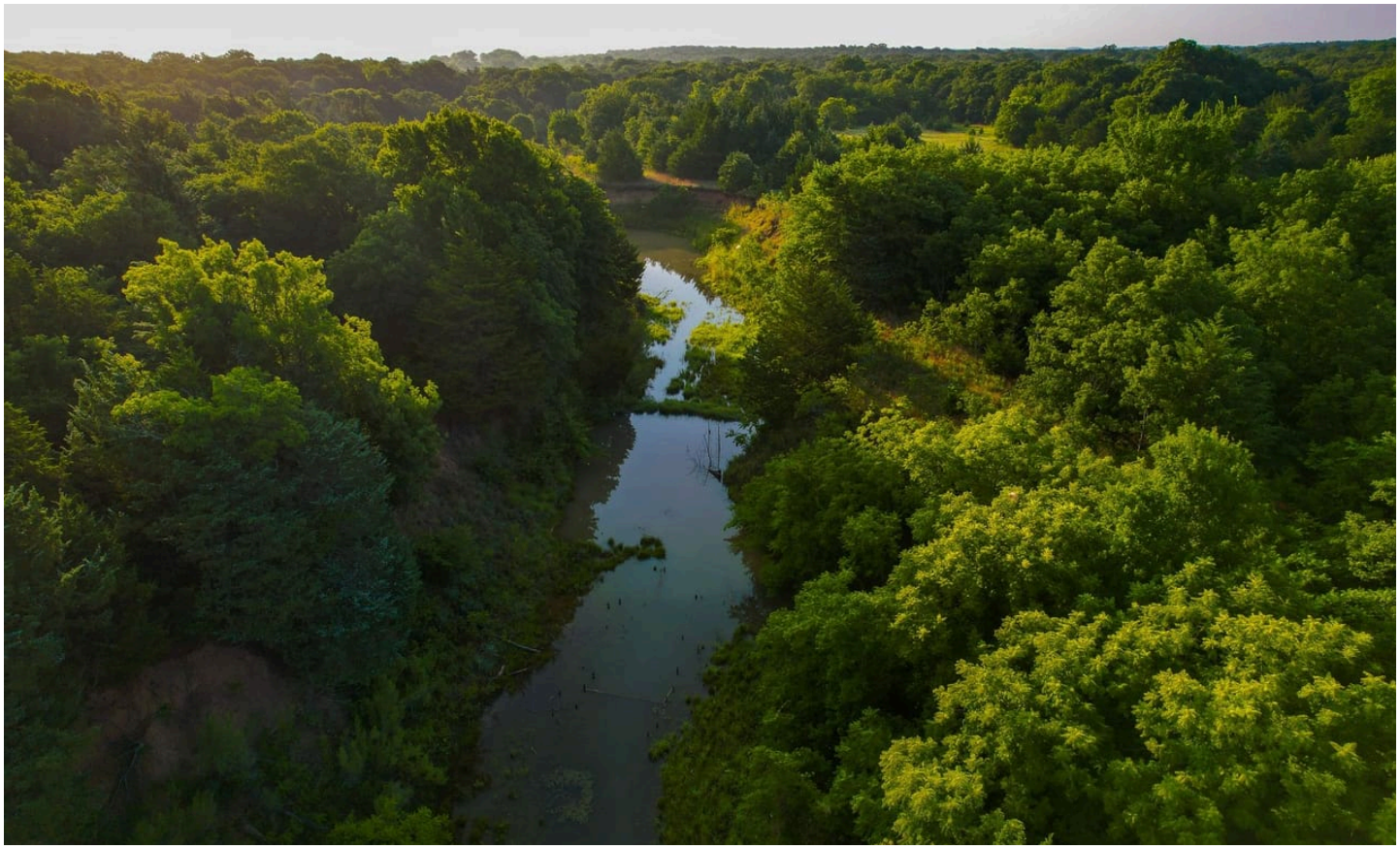
144 Acre Premier Cross Timbers Hunting & Homesite Ranch
0000 Dye Mound Road
Forestburg, TX 76239

$1,260,000
144± Acres
Montague County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0000 Dye Mound Road

City, State Zip
Forestburg, TX 76239

County
Montague County

Type
Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland

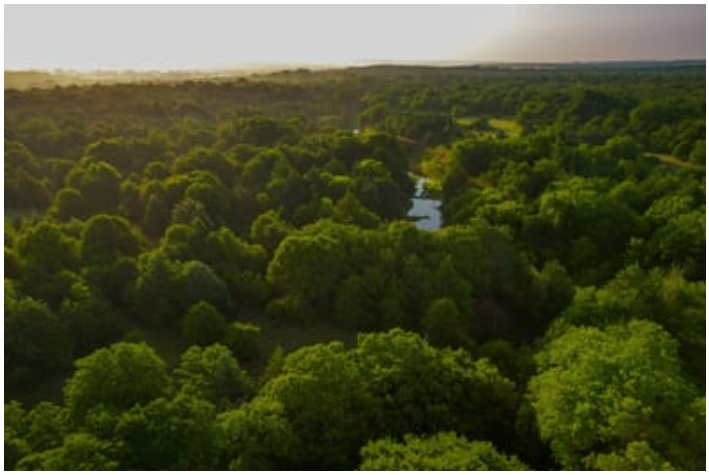
Latitude / Longitude
33.600655 / -97.612334

Acreage
144

Price
$1,260,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at 469-734-3112

144 Acres - Forestburg, Texas

Premier Cross Timbers Hunting & Homesite Ranch

Welcome to 144 acres of raw, untouched land located in the highly desirable Forestburg area of Montague County, Texas. Held in the same family for over 100 years, this ranch is available for purchase for the first time in generations. This exceptional property offers a rare opportunity to own a true blank canvas in the heart of the Cross Timbers region. With over 80 feet of elevation change, breathtaking views, towering hardwoods, and a year-round deep-water creek, this ranch is loaded with character and potential.

The land is raw, heavily wooded with mature hardwoods that dominate the property, including numerous 100-year-old oak and pecan trees that stand as living monuments to the ranch's rich history. From a hunting perspective, this ranch checks all the boxes. Forestburg is widely known for producing quality whitetail deer, and the heavy timber cover, natural water source, and multiple open areas ideal for food plot development create exceptional habitat. With strategic management and selective clearing, this property has the potential to become a premier hunting ranch. The deep creek, holding water year-round, winds through the property and serves as a natural travel corridor for wildlife while adding both beauty and functionality. The topography allows for natural funnel points, while the dense cover provides bedding areas that can hold deer. Hogs, turkey, dove, and small game further enhance the recreational value.

The property features large elevation changes creating amazing views. From the hilltops, you'll experience breathtaking sunset views that stretch across hardwood-covered ridges, perfect for a custom home with a wide back porch and rocking chairs facing west. With road frontage on Die Mound Road and electricity already on site, this property is ready for someone with vision to unlock its full potential. Whether you're looking to build a forever home, create a private hunting retreat, or establish a long-term investment, this ranch delivers location, beauty, and opportunity.

What makes this ranch special is not just what it is today, it's what it could become. With vision and thoughtful improvement, this property could be transformed into a flagship recreational and family ranch designed to be passed down for generations. The bones are here. The beauty is here. The history is here. It simply needs someone ready to unlock its full potential. Whether you envision a private hunting retreat, a custom-built homestead, or a long-term investment in one of North Texas' most desirable rural communities, this ranch offers the opportunity to create something truly lasting.

LOCATION:

- Forestburg, Montague County, Texas
- 22 miles to Bowie
- 31 miles to Gainesville
- 33 miles to Sanger
- 70 miles to Dallas

WATER:

- Deep creek holding water year-round

- Natural drainage throughout property
- Potential for future pond development

CLIMATE:

- North Texas climate
- Average annual rainfall approximately 35 inches
- Ideal growing conditions for native grasses, hardwoods, and wildlife habitat

UTILITIES:

- Electricity on site
- Water well required
- No known municipal water

WILDLIFE:

- Whitetail deer (Forestburg known for quality genetics)
- Hogs
- Turkey
- Dove
- Small game

Excellent habitat with heavy timber cover and multiple food plot locations.

MINERALS:

- Minerals do not convey
- Three oil pad sites located on the western side of the property
- Pad sites are tucked away and do not detract from overall beauty or usability

VEGETATION:

- Mature hardwoods throughout
- 100+ year-old oak and pecan trees
- Native grasses
- Mix of timber and open pasture

TERRAIN:

- Rolling hills
- Over 80 feet of elevation change
- Expansive Cross Timbers views
- Multiple prime build sites

SOILS:

- Native sandy loam and clay soils typical of the Cross Timbers region
- Suitable for grazing, wildlife management, and food plot development

TAXES:

- Agricultural exemption in place (buyer to verify)

IMPROVEMENTS:

- Electricity installed
- Road frontage on Die Mound Road
- Three oil pad sites (western portion of property)

No structural improvements - offering a true blank slate for development.

CURRENT USE:

- Recreational
- Wildlife habitat

POTENTIAL USE:

- Custom home site
- Hunting ranch
- Weekend retreat
- Investment hold
- Recreational property

NEIGHBORS:

- Area consists of large ranches and newly constructed custom homes
- Quiet, rural setting with strong growth appeal

ACCESS:

- Gravel frontage on Die Mound Road
- Easy access to nearby towns while maintaining privacy

EASEMENTS:

- Oil and gas access easements for pad sites

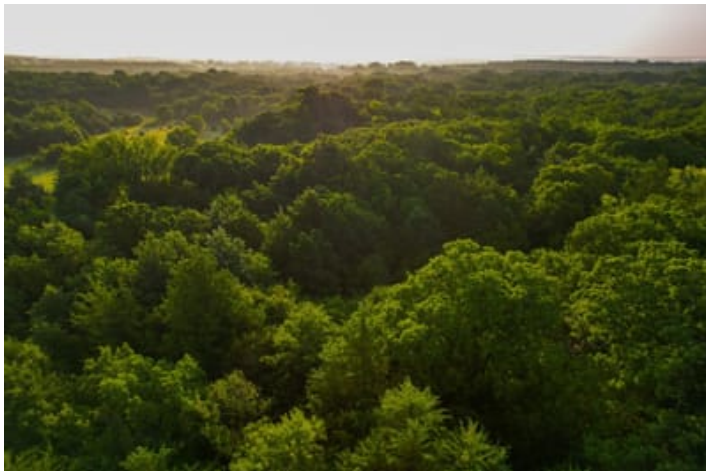
LEASES:

- No active leases

If you are looking for a property with unmatched character, strong hunting potential, and incredible build sites, all within easy reach of the Metroplex, this 144-acre Forestburg ranch deserves your attention.

For more information or to schedule a private showing, please contact:

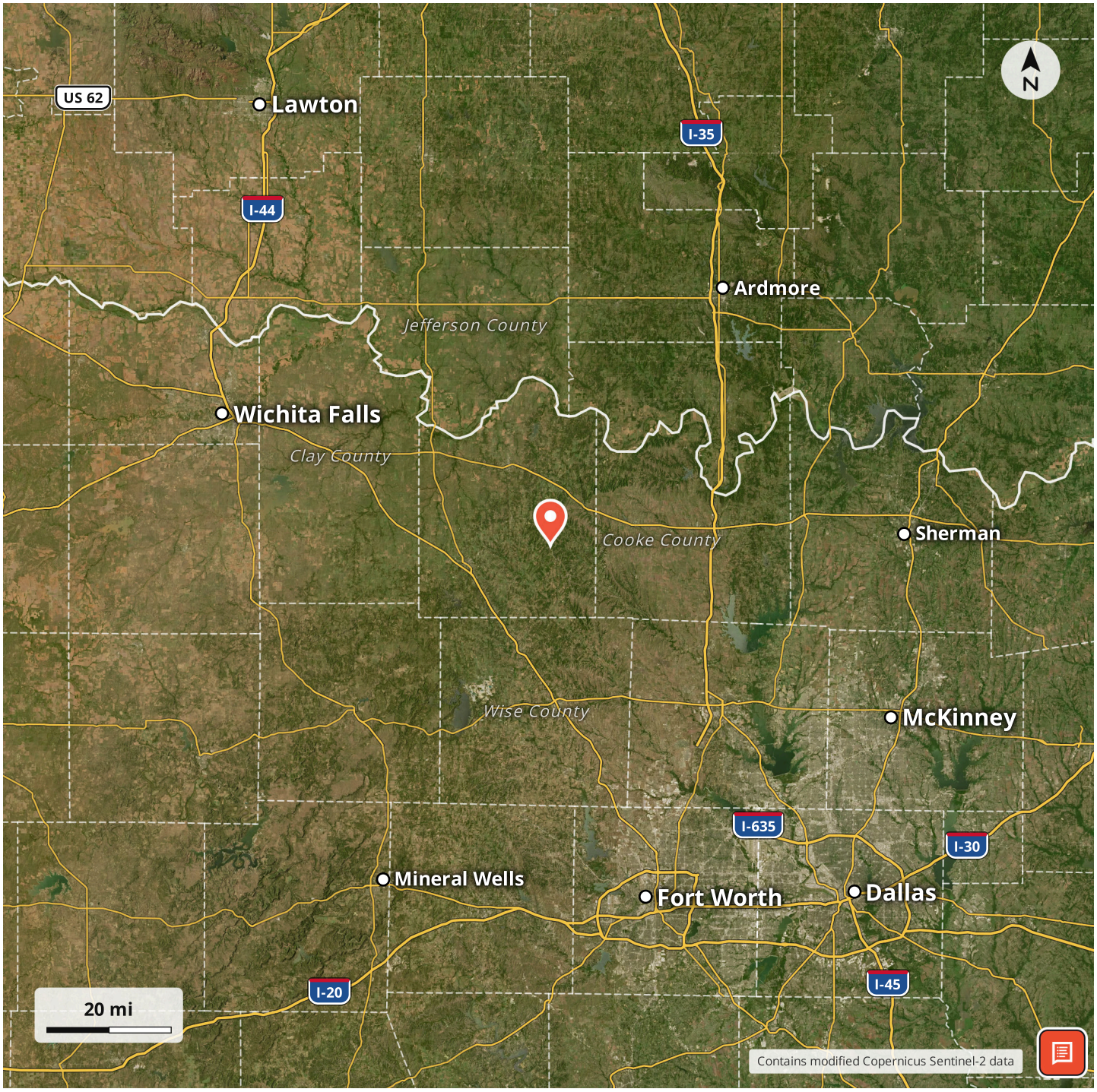
Keaton Livingston
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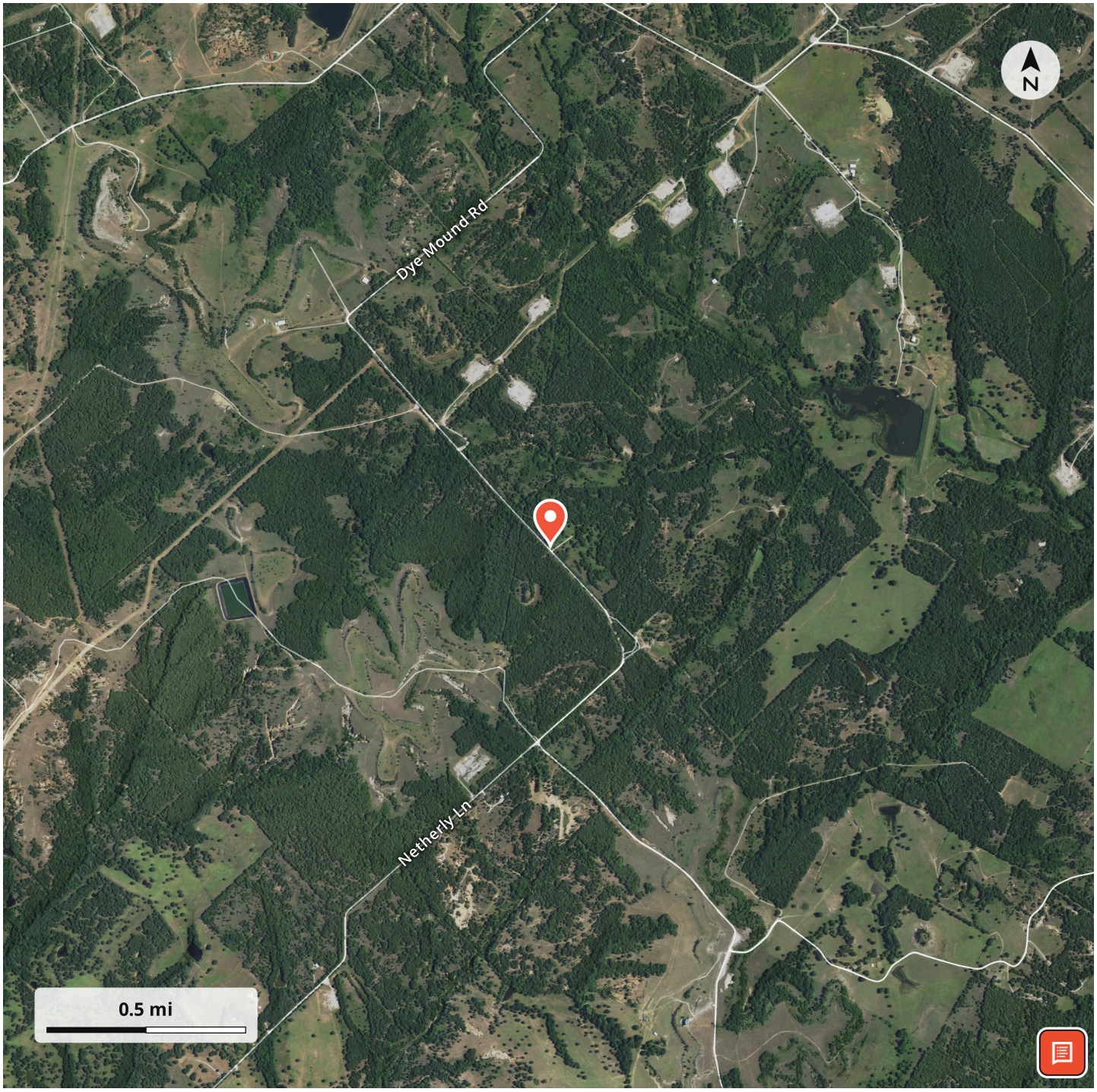




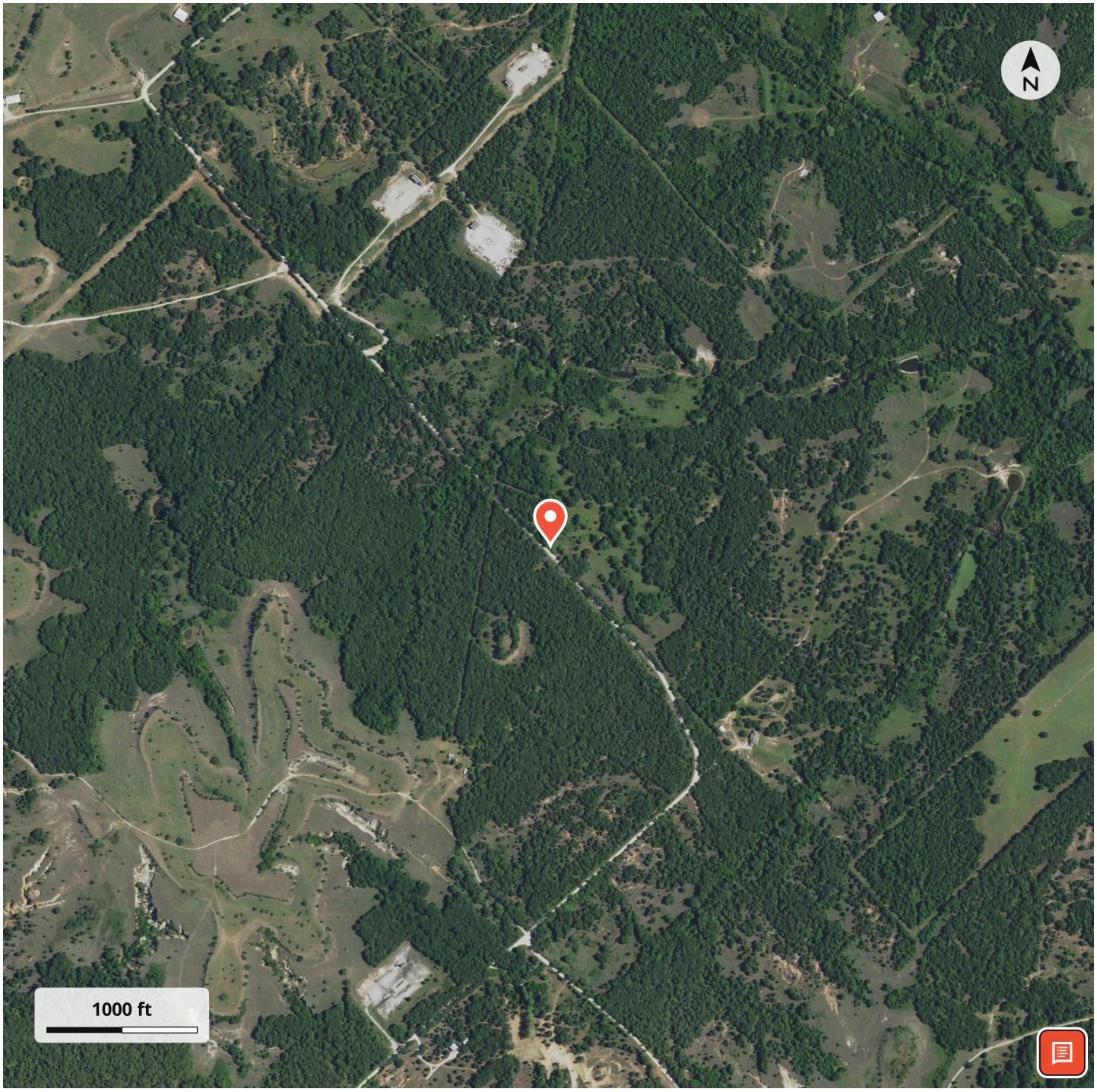
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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(469) 734-3112

Email
klivingston@mossyoakproperties.com

Address
4000 W University Dr

City / State / Zip
Denton, TX 76207

NOTES

NOTES

DISCLAIMERS

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

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