

Saint Jo TX Land For Sale
0000 FM 677
Saint Jo, TX 76265

\$2,687,400
268.740± Acres
Montague County



MORE INFO ONLINE:

MoreofTexas.com

Saint Jo TX Land For Sale
Saint Jo, TX / Montague County

SUMMARY

Address

0000 FM 677

City, State Zip

Saint Jo, TX 76265

County

Montague County

Type

Ranches, Undeveloped Land

Latitude / Longitude

33.673861 / -97.542346

Acreage

268.740

Price

\$2,687,400

Property Website

<https://www.mossyoakproperties.com/property/saint-jo-tx-land-for-sale-montague-texas/75249/>



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PROPERTY DESCRIPTION

LOCATION: 1 miles southwest of the city limits of Saint Jo, TX in Montague County. At the intersection of FM 677 and FM 3206

ROAD FRONTAGE: Approx 3,592' of frontage on FM 677. Approx 2,363' of frontage on Clear Creek Loop Road (a gravel county road) and approximately 2,262' of frontage on FM 3206 for a total estimated road frontage of 8,217'.

WATER: 3 ponds located on the property, include a 5 acre and a 2 1/4 acre lake.

ELECTRICITY: Pentex Energy has power lines on the property.

MINERAL RIGHTS: No mineral rights will convey, and there is production on the property.

TOPOGRAPHY: Gently rolling with elevations from 1,200' to 1,160'

TAXES: Currently ag exempt with 2024 taxes being \$222

IMPROVEMENTS: Ponds and fencing

CURRENT USE: Used exclusively for cattle grazing since 1978.

POTENTIAL USE: Besides the current use for cattle, this property could be developed and subdivided.

EASEMENTS: Electric, pipelines, and mineral easements in place.

LEASES: Cattle grazing lease.

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.



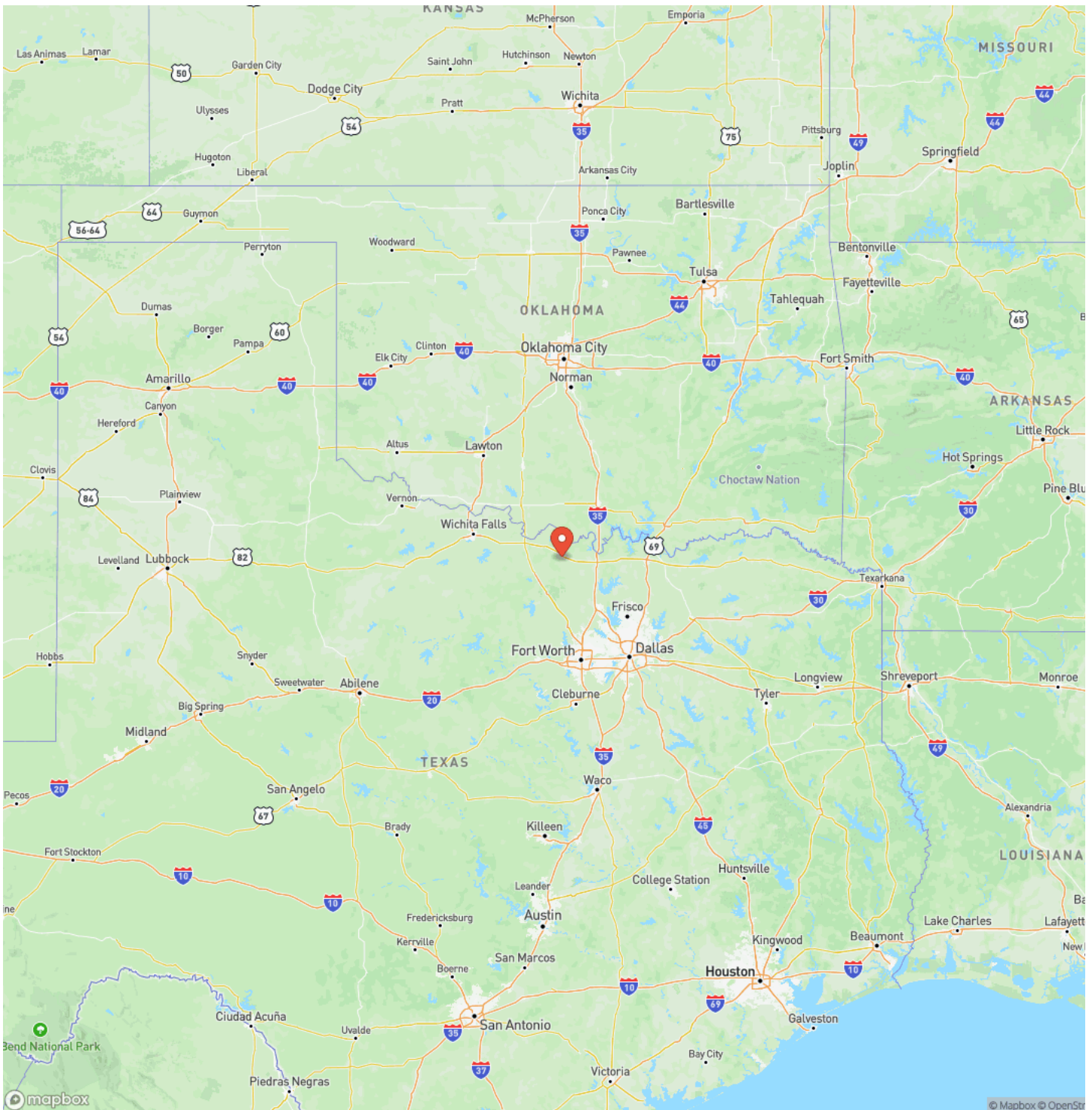
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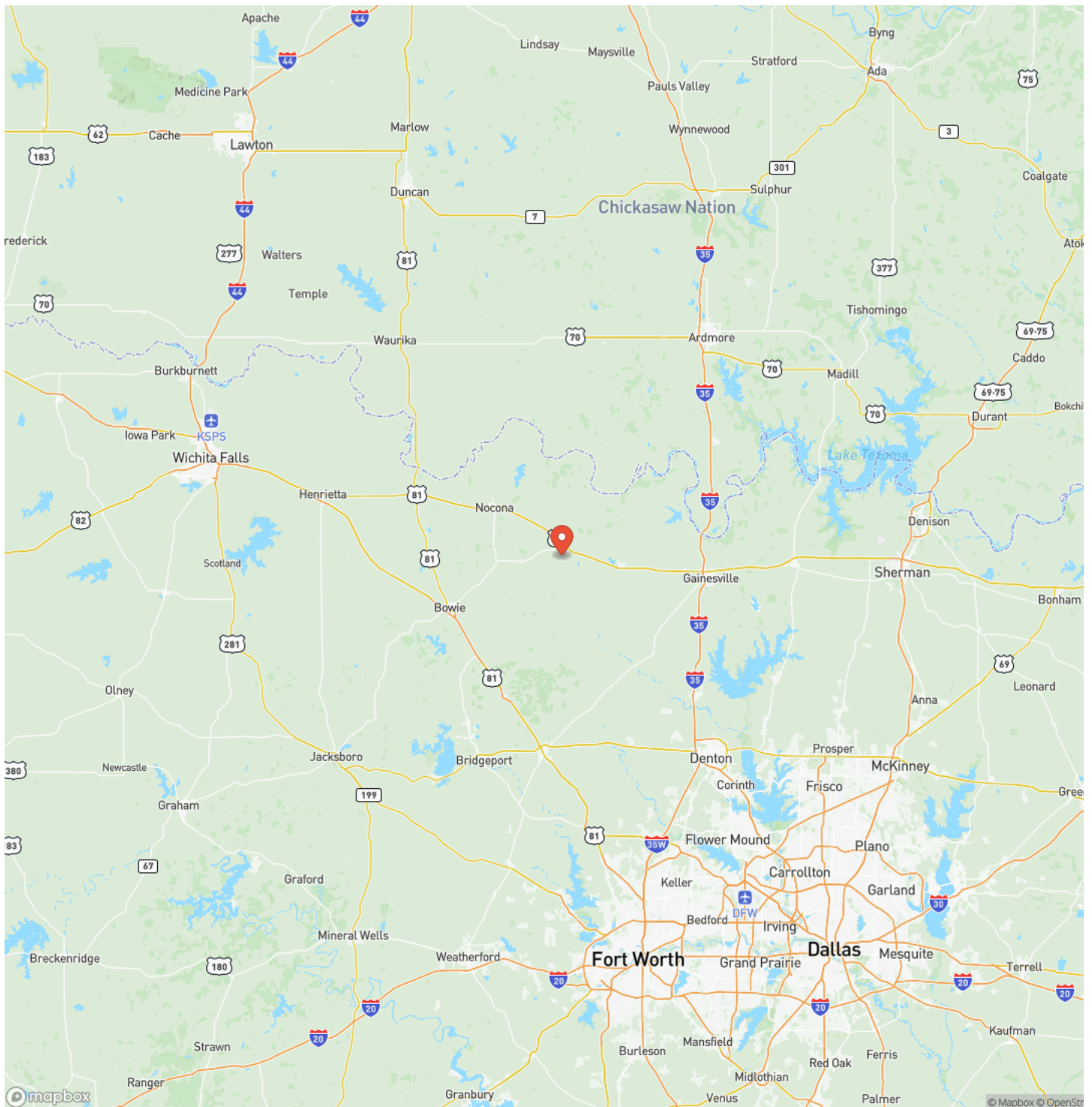
Locator Map



Saint Jo TX Land For Sale

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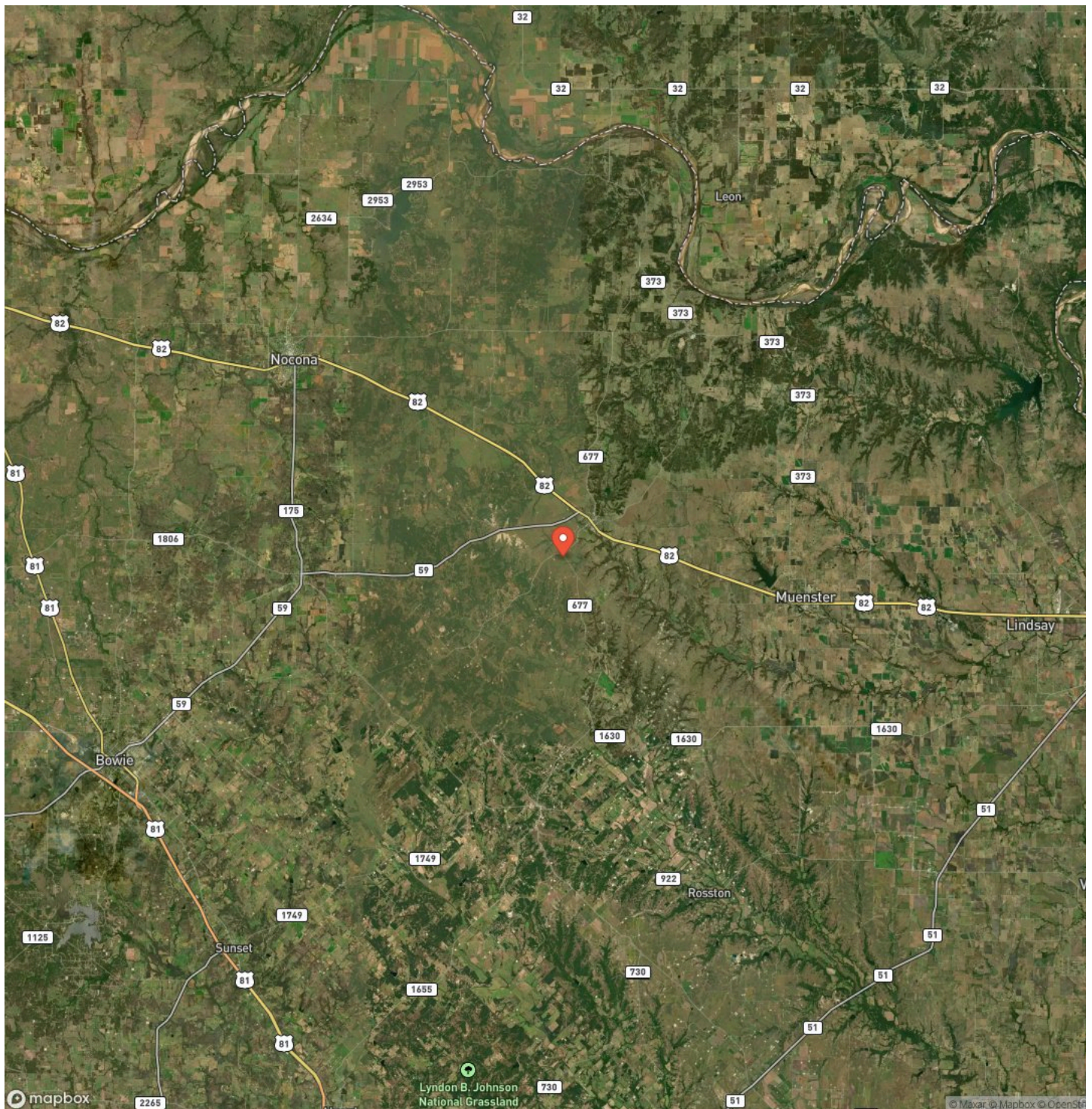
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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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