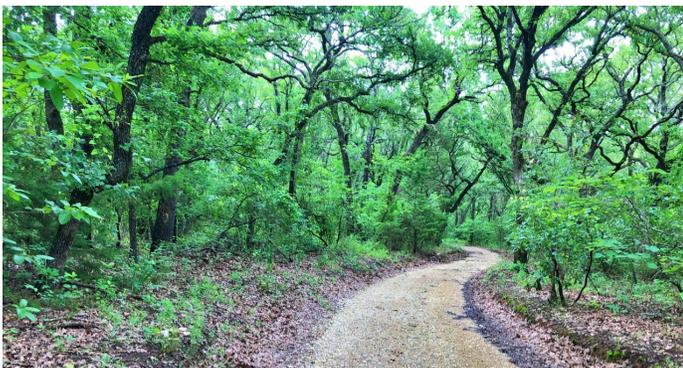


**Hunting / Recreational land for sale in
Montague County, TX
3425 Round Prairie Road
Forestburg, TX 76239**

\$599,000
51.240 +/- acres
Montague County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Hunting / Recreational land for sale in Montague County, TX Forestburg, TX / Montague County

SUMMARY

Address

3425 Round Prairie Road

City, State Zip

Forestburg, TX 76239

County

Montague County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

33.5379695 / -97.5281113

Dwelling Square Feet

1500

Bedrooms / Bathrooms

3 / 2

Acreage

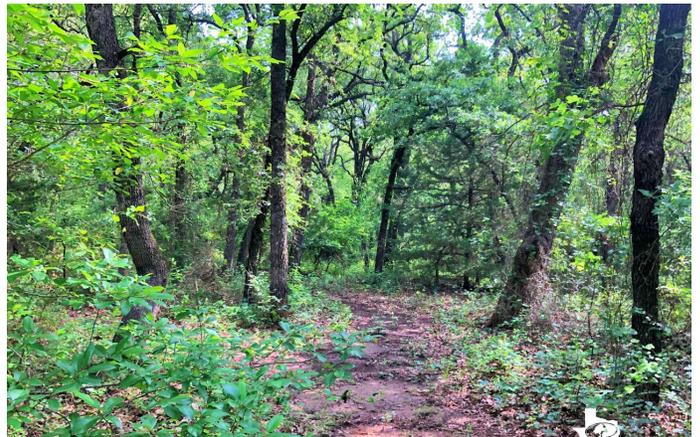
51.240

Price

\$599,000

Property Website

<https://moreoftexas.com/detail/hunting-recreational-land-for-sale-in-montague-county-tx-montague-texas/19371/>



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Hunting / Recreational land for sale in Montague County, TX Forestburg, TX / Montague County

PROPERTY DESCRIPTION

LOCATION: Montague County, TX. 72 miles to DFW Int. Airport. 16 miles to Muenster, TX. 27 miles to Bowie, TX. 2.2 miles from Forestburg, TX

WATER: seasonal creek. Pond. Water well.

UTILITIES: Pentex Energy electric. Septic System. Water well.

WILDLIFE: Whitetail deer, Rio Grande turkey, hogs, and waterfowl.

MINERALS: There are no mineral rights available, and there is no production on the property.

VEGETATION: Mostly white oak with some pecan, hickory, walnut, Burr Oak and Red Oak

TERRAIN: 980' to 1030' elevation.

SOILS: Sandy Loam soils are prevalent on the property.

TAXES: 2020 taxes were \$2,598. A part of the property is in 1-d-1 agricultural exemption.

IMPROVEMENTS: 3/2 mobile home. (2) Shipping containers. Utilities in place. Pond. Trails.

CURRENT USE: Hunting / Recreational

POTENTIAL USE: Enjoy your weekends in the country with plenty to do with hunting, fishing, shooting, trail riding, walking and more. Or build your forever home and enjoy the quiet life.

FENCING: Fencing is poor along portions of the property, and good to new in other areas.

EASEMENTS: Electric service easement

LEASES: None

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.

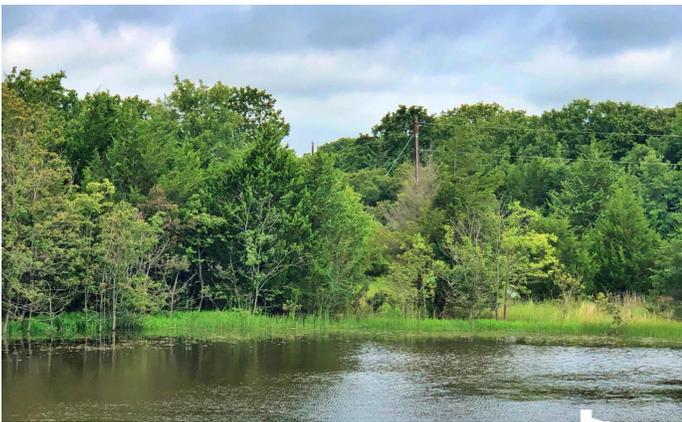


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Forestburg, TX / Montague County**



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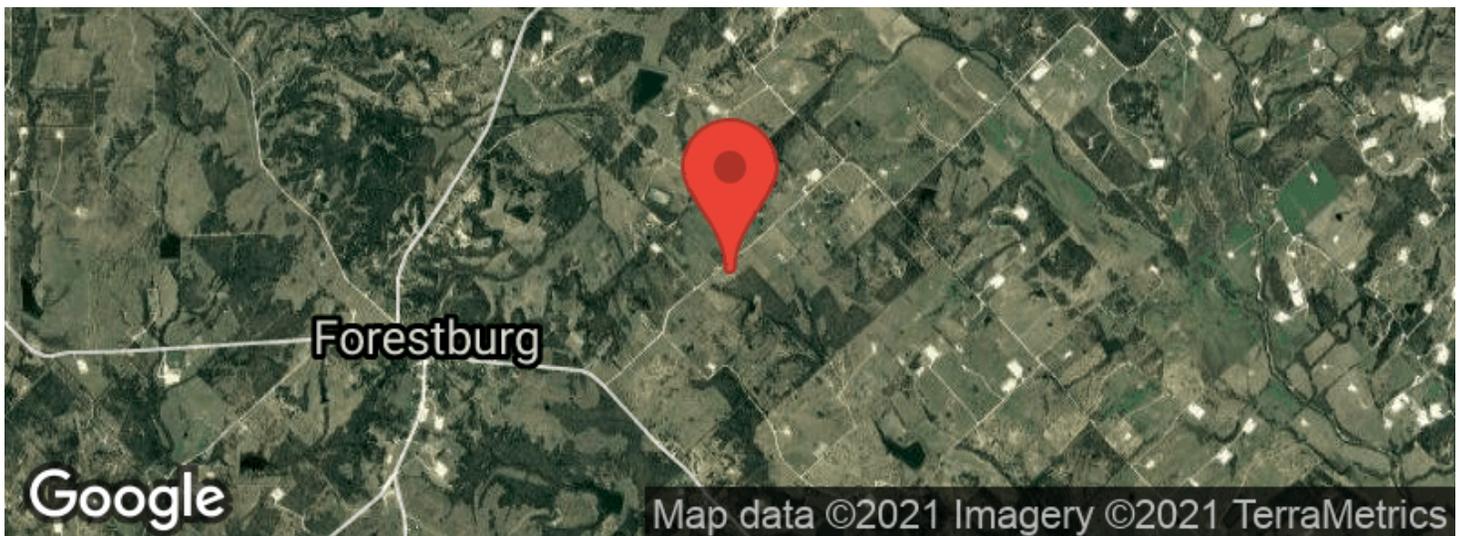
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Locator Maps



Hunting / Recreational land for sale in Montague County, TX
Forestburg, TX / Montague County

Aerial Maps



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**Hunting / Recreational land for sale in Montague County, TX
Forestburg, TX / Montague County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

Office

(940) 600-1313

Email

jgroce@mossyoakproperties.com

Address

2112 E. Hwy 82

City / State / Zip

Gainesville, TX 76240

NOTES



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OF TEXAS**

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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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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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