

197.85 acres Montague County
Upper Montague Road
Montague, TX 76230

\$1,434,412
197.850 +/- acres
Montague County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

197.85 acres Montague County
Montague, TX / Montague County

SUMMARY

Address

Upper Montague Road

City, State Zip

Montague, TX 76230

County

Montague County

Type

Hunting Land, Ranches, Recreational Land,
Commercial, Single Family

Latitude / Longitude

33.6018101 / -97.8065032

Acreage

197.850

Price

\$1,434,412

Property Website

<https://moreoftexas.com/detail/197-85-acres-montague-county-montague-texas/20514/>



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PROPERTY DESCRIPTION

Plenty of room and endless possibilities on this 197.85 acres in Montague County, Texas. Located close to Highway 59 for easy access to Montague, Bowie, or Decatur. Deer, hogs, rolling hills and trees make this a hunter's paradise!! Blue skies and beautiful views for several perfect spots to build your dream home in the country. Barbed wire fencing makes it ready for cattle. Area of cushion sand can be used for projects on the property or sold for extra income. Huge pecan trees!!!

LOCATION: Located on Upper Montague Road between Montague, Texas and Bowie, Texas. From FM 455 and Highway 59 in Montague, Texas take FM 455 west 2.8 miles. Turn right onto Hildreth Pool Road for 0.8 miles. Turn left onto Phillips Road for 0.9 miles. Turn right onto Upper Montague Road for 1.4 miles. Property is on your right.

WATER: There are four wells located not he property. None of them have been utilized recently, therefore they cannot be guaranteed, but are present.

UTILITIES: Electricity is on property.

WILDLIFE: Deer, hogs, small game.

MINERALS: Oil well is on property. Seller does not own minerals.

VEGETATIVE: Native

TERRAIN: Elevation 1120' to 1070'.

SOILS: Fine sandy loam

CURRENT USE: Cattle

POTENTIAL USE: Single family residential, agriculture, cattle, commercial, recreational.

FENCING: Barbed wire.

EASEMENTS: Oil, utilities.

LEASES: Oil



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SHOWINGS: Contact Listing Agent Mike Morris at 940-231-7387 or mmorris@mossyoakproperties.com.



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Locator Maps



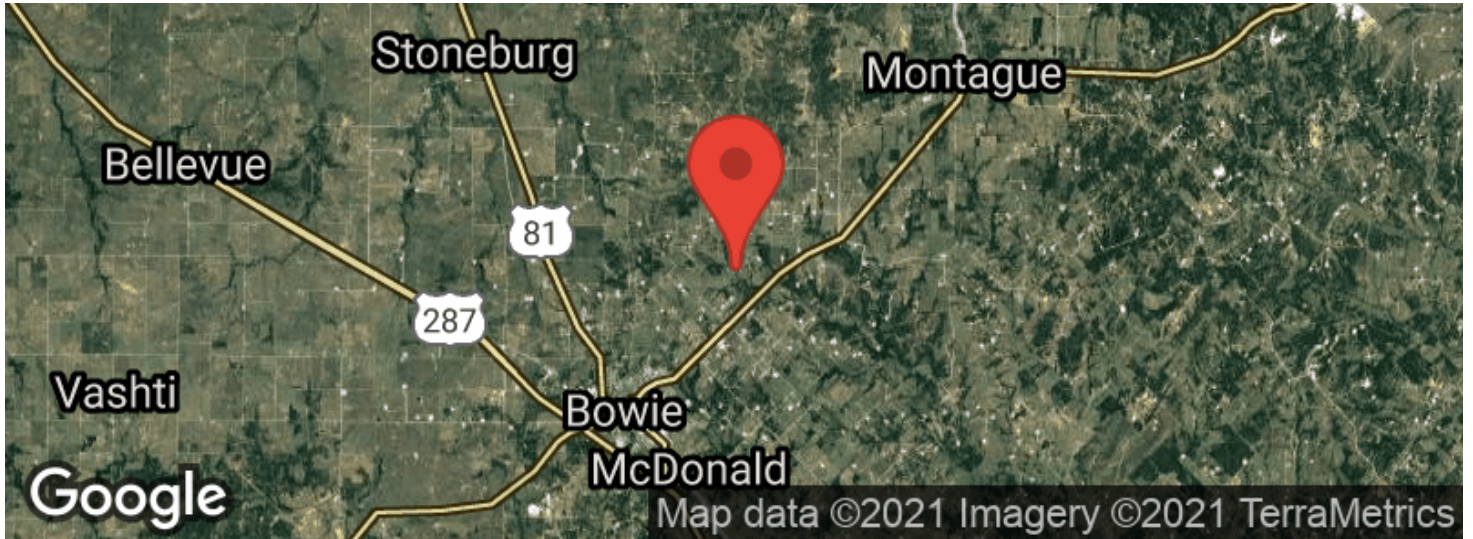
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Aerial Maps



197.85 acres Montague County
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LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Morris

Mobile

(940) 231-7387

Email

mmorris@mossyoakproperties.com

Address

2112 E HWY 82

City / State / Zip

Gainesville, TX 76240

NOTES

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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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