

1217 Mallard Rd, Montague, Tx.
1217 Mallard Rd., Montague, Tx. 76251
Montague, TX 76251

\$787,500
78.750± Acres
Montague County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**1217 Mallard Rd, Montague, Tx.
Montague, TX / Montague County**

SUMMARY

Address

1217 Mallard Rd., Montague, Tx. 76251

City, State Zip

Montague, TX 76251

County

Montague County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude

33.5874884 / -97.6475528

Taxes (Annually)

58

Acreage

78.750

Price

\$787,500

Property Website

<https://moreoftexas.com/detail/1217-mallard-rd-montague-tx-montague-texas/32283/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**1217 Mallard Rd, Montague, Tx.
Montague, TX / Montague County**

PROPERTY DESCRIPTION

LOCATION: 7 miles east of Montague, Texas. 1217 Mallard Road. From Montague, Texas east of FM 455 to Mallard Road. Turn left onto Mallard Road. After first curve to the left property is on the right.

WATER: Well will be needed. 1 small pond.

UTILITIES: Utilities (electric and telephone) are at the road.

WILDLIFE: Deer, turkey, hogs, small game.

MINERALS: None. Pipeline on east edge of property.

VEGETATION: Native grasses and trees.

TERRAIN: Elevations from 1000' to 1090'.

SOILS: Sandy

TAXES: \$58 in 2021.

IMPROVEMENTS: Some fencing.

CURRENT USE: Recreational

POTENTIAL USE: Agriculture, cattle, horses, hunting, ranch, recreational, residential.

FENCING: Some fencing.

EASEMENTS: Utilities, pipeline.

LEASES: Pipeline

SHOWINGS: Contact listing agent for showing. Do not enter property without appointment.

Escape to your own private paradise on this stunning 78.75 acre piece of land in Montague County, Texas. With elevation changes of up to 90 feet, this property offers breathtaking views and endless opportunities for hunting, recreation, or building your dream home. Whether you're a hunting enthusiast or simply love to explore the great outdoors, this property has something for everyone. The diverse terrain and natural beauty provide the perfect landscape for hiking, ATV riding, or simply taking in stunning views.

With ample space to roam and a variety of wildlife including whitetail deer, wild turkey, and wild hogs, this property is a hunter's dream come true. Whether you're looking for a weekend hunting retreat or a place to build your permanent residence, the possibilities are endless.

In addition to the exceptional hunting and recreation opportunities, the property also offers several ideal sites for building your dream home. With panoramic views and plenty of space to spread out, you can design the perfect home to suit your lifestyle and take advantage of all that this magnificent property has to offer.

Located just a short drive from Denton, Dallas, or Fort Worth, this property offers the perfect blend of privacy and convenience. Enjoy the peace and serenity of country living, while still being within easy reach of shopping, dining, and entertainment.

Don't miss your chance to own this exceptional piece of land and create your own personal paradise. Schedule your private showing today and start living your dream!



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Contact Realtor Mike Morris at mmorris@mossyoakproperties.com or [940-231-7387](tel:940-231-7387).

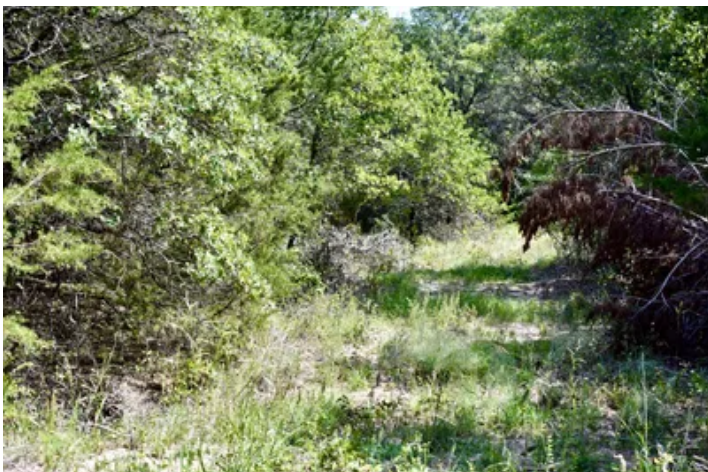


**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

1217 Mallard Rd, Montague, Tx.
Montague, TX / Montague County



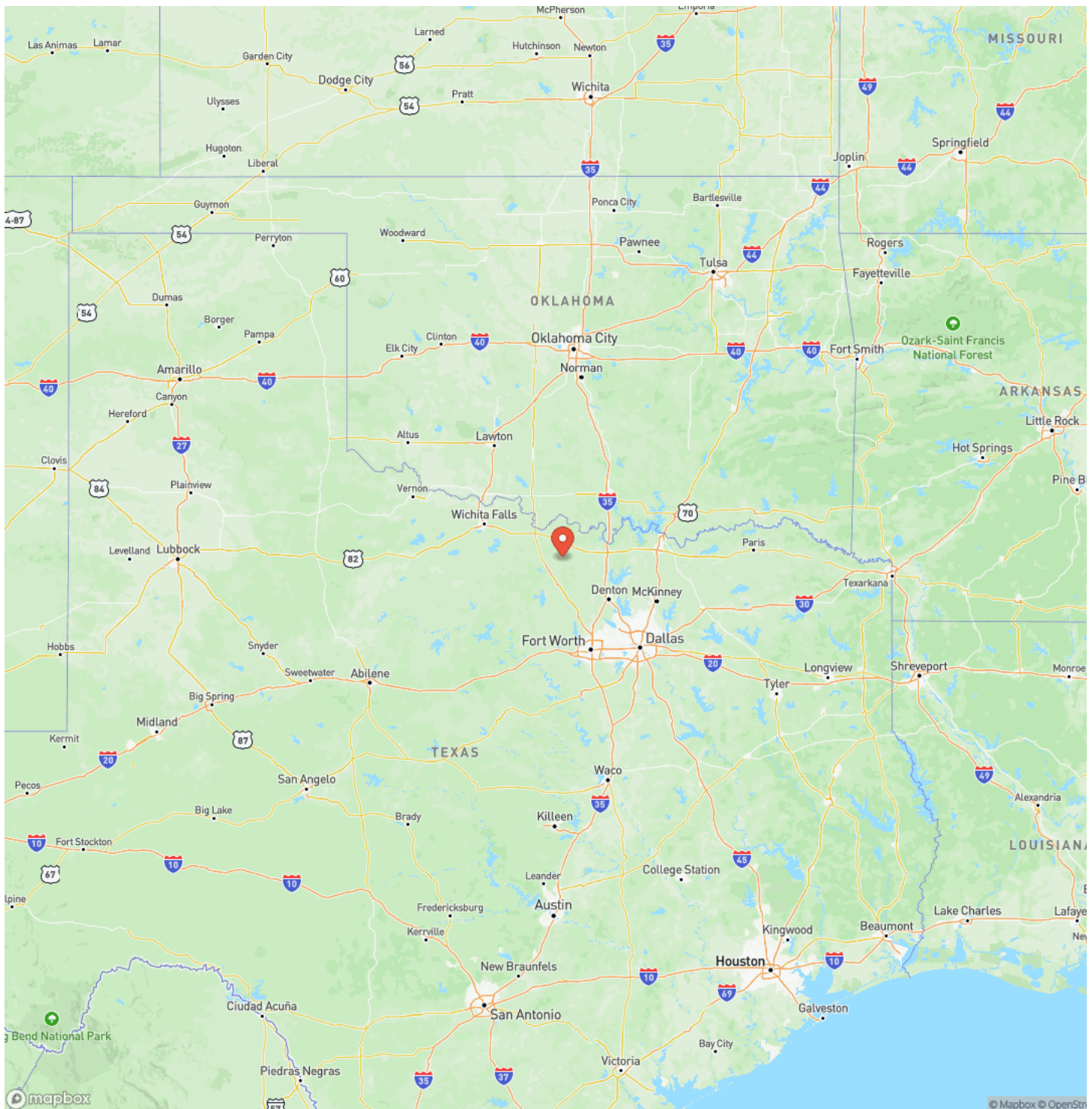
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**1217 Mallard Rd, Montague, Tx.
Montague, TX / Montague County**

Locator Map



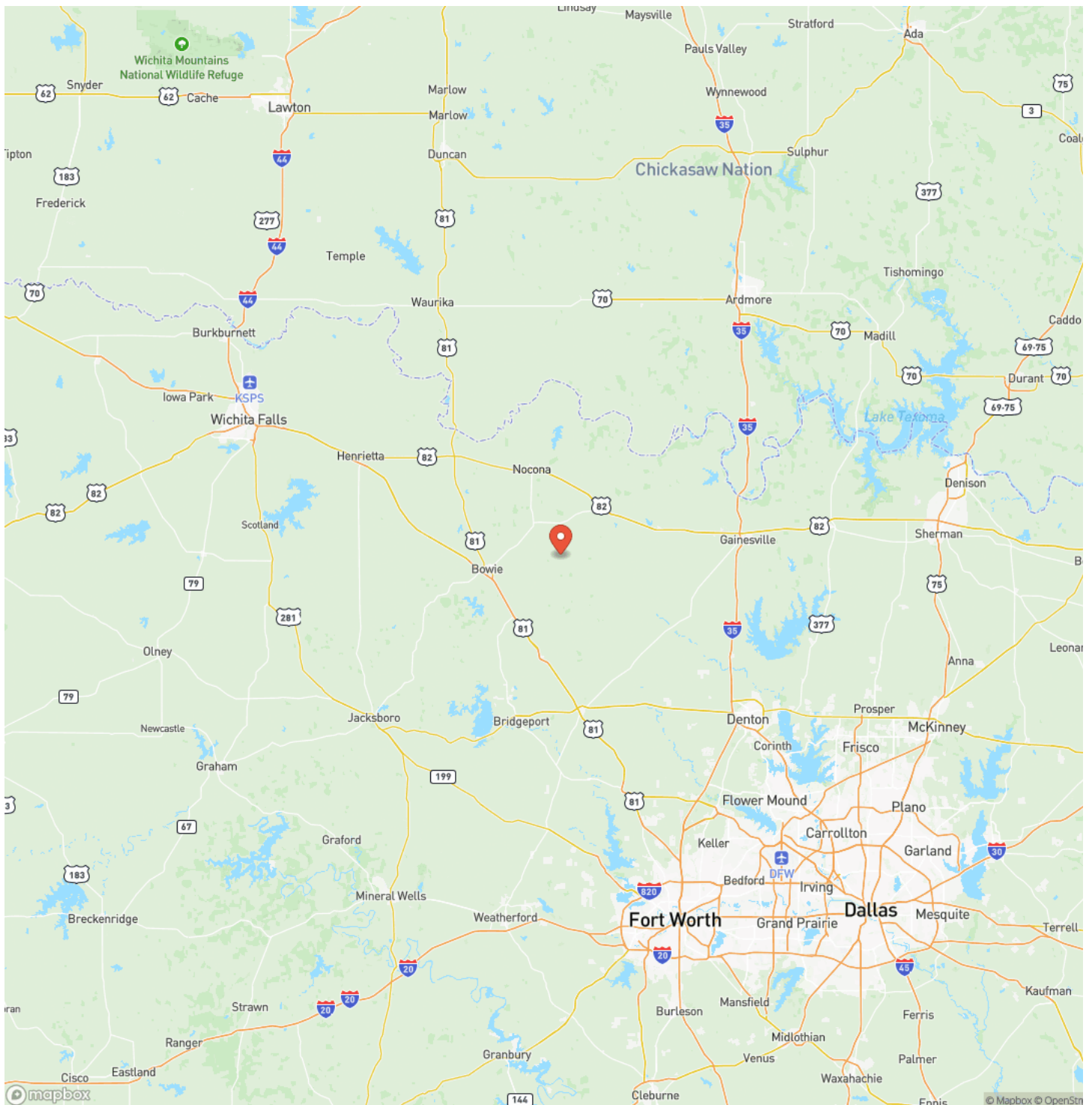
**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

1217 Mallard Rd, Montague, Tx.
Montague, TX / Montague County

Locator Map



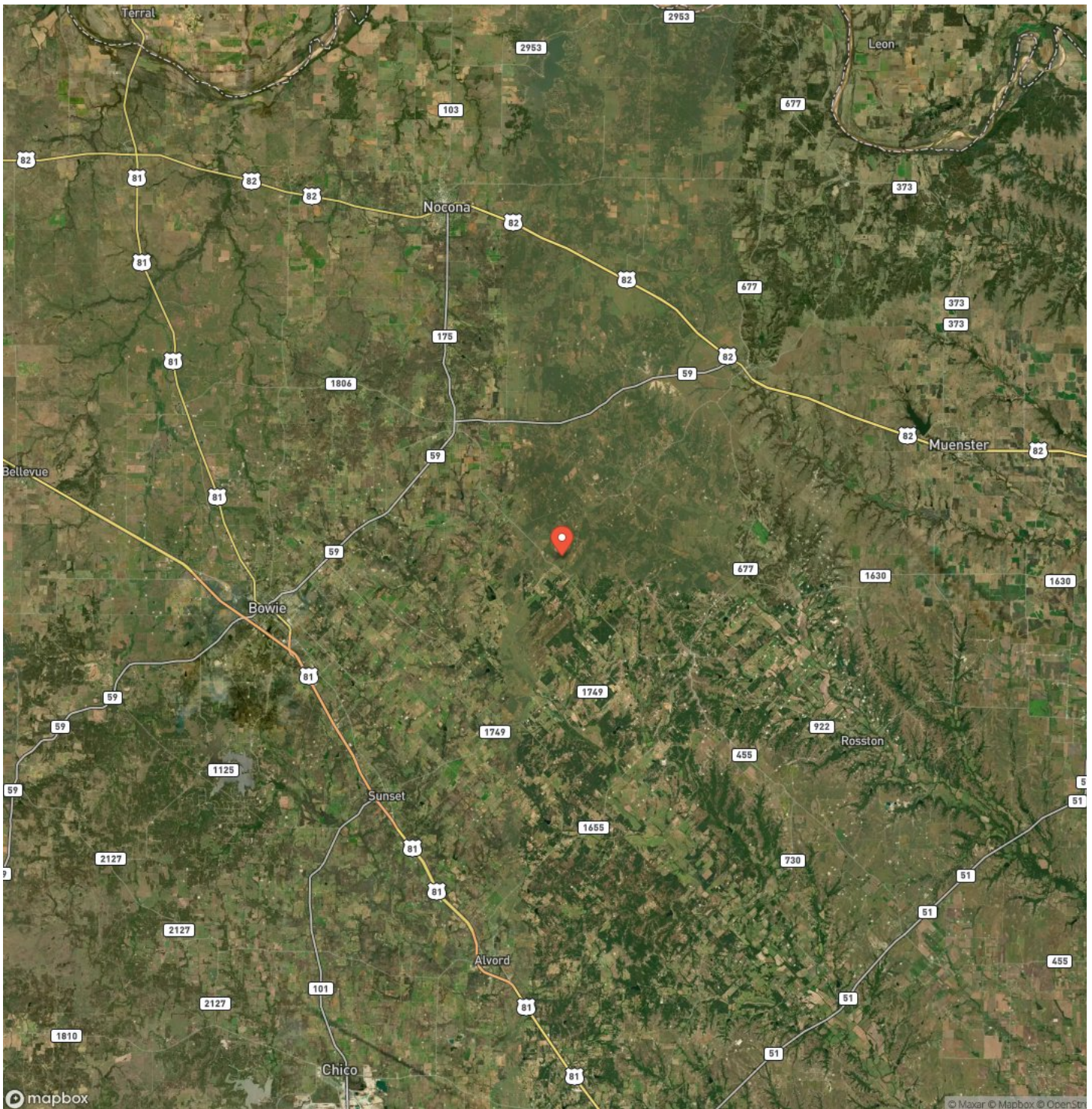
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

1217 Mallard Rd, Montague, Tx.
Montague, TX / Montague County

Satellite Map



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**1217 Mallard Rd, Montague, Tx.
Montague, TX / Montague County**

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

[illegible]**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

[illegible]

MoreofTexas.com

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com