

Montague Hilltop Estate
6831 Hwy 175
Montague, TX 76251

\$850,000
10.100± Acres
Montague County



Montague Hilltop Estate
Montague, TX / Montague County

SUMMARY

Address

6831 Hwy 175

City, State Zip

Montague, TX 76251

County

Montague County

Type

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

Latitude / Longitude

33.681536 / -97.72307

Dwelling Square Feet

4461

Bedrooms / Bathrooms

5 / 4.5

Acreage

10.100

Price

\$850,000

Property Website

<https://arrowheadlandcompany.com/property/montague-hilltop-estate-montague-texas/111379/>

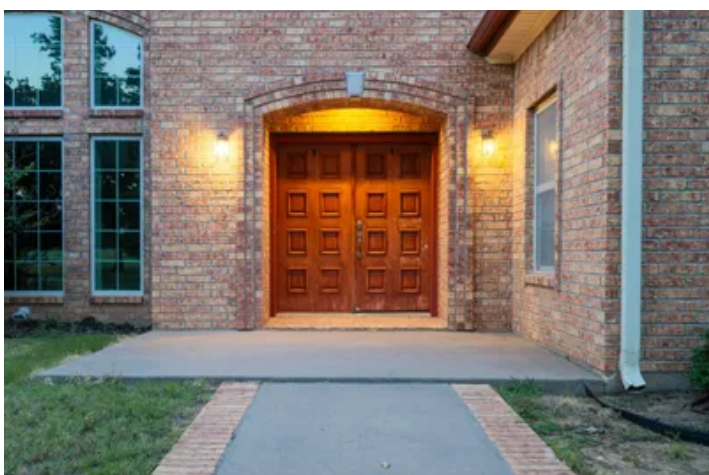


PROPERTY DESCRIPTION

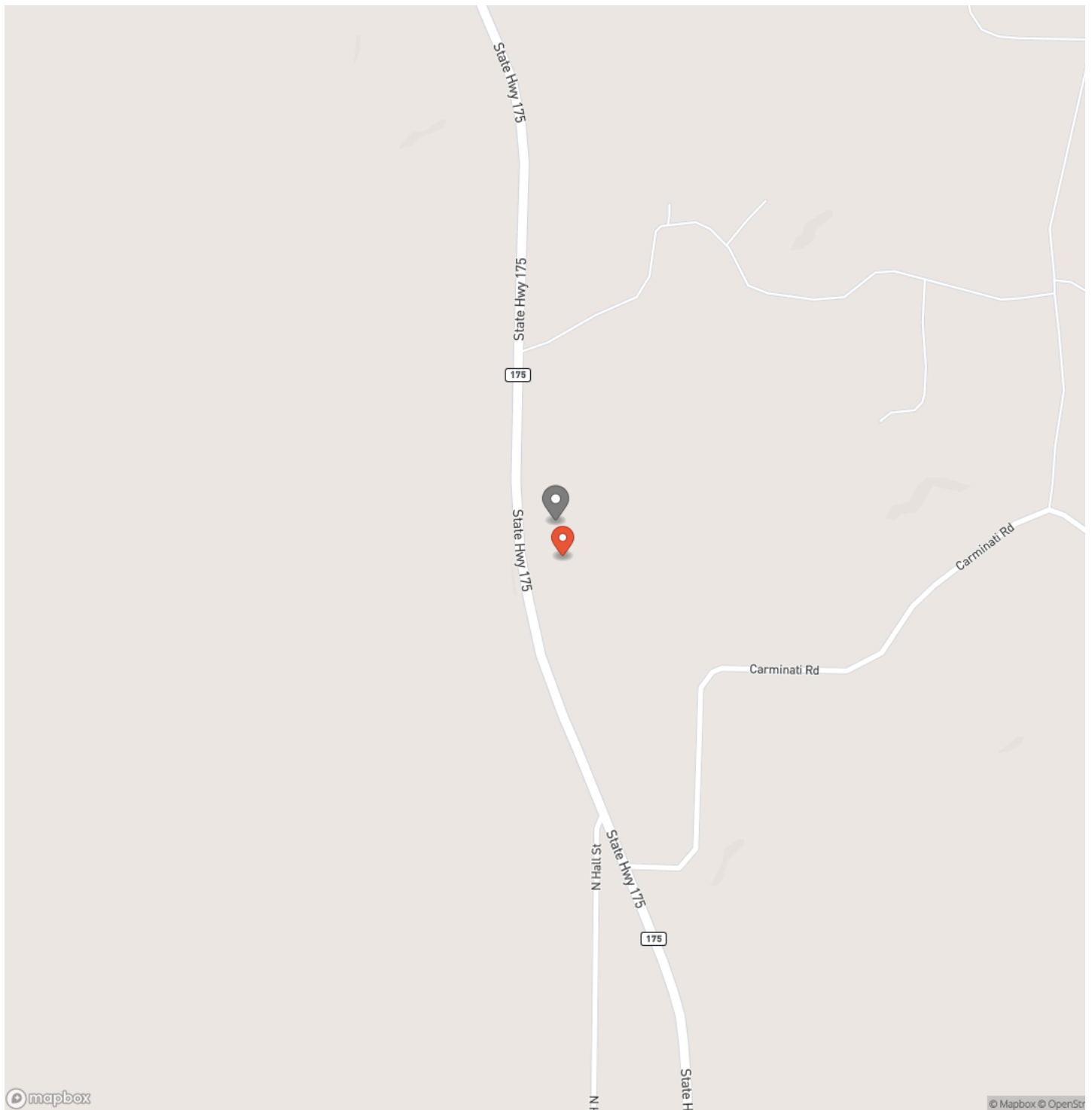
Welcome to this exceptional 10.10 +/- acre country estate nestled in the rolling hills of Montague, Texas, just off Highway 175! From the moment you enter through the private gated entrance, an asphalt driveway winds through the scenic landscape and leads to the hilltop home where peaceful country living and beautiful views await. Built in 1999 with a durable steel frame and classic brick exterior, this impressive 4,461± sq. ft. residence offers 5 bedrooms, 4.5 bathrooms and an ideal layout for both everyday living and entertaining. The spacious kitchen is a chef's dream featuring custom maple cabinetry, granite countertops, stainless steel appliances, and a commercial-grade gas range. The inviting living room is highlighted by a stunning floor-to-ceiling stone fireplace, creating a warm and welcoming gathering space. Step outside and discover the property's true centerpiece, a private backyard retreat complete with an in-ground chlorine swimming pool, relaxing hot tub, and expansive concrete patio. Whether you're hosting family barbecues, entertaining guests, or enjoying quiet evenings under the Texas sky, this outdoor space is designed to be enjoyed year-round. Additional improvements include an attached two-car garage, a 32' x 70' insulated shop with abundant space for equipment, hobbies, or storage, and an additional storage shed for added convenience. Rural water and co-op electricity provide dependable utilities. The property's rolling terrain offers scenic views, mature trees, and excellent wildlife habitat. Whitetail deer, turkey, hogs, and other native wildlife make this an outstanding recreational property for outdoorsmen as well! If you have been in the market for that perfect place to call home, this one-of-a-kind North Texas estate is ready to exceed your expectations! The seller will offer a \$7,500 credit for new carpet for the home. This property is conveniently located 2 +/- minutes from Montague, TX, 15 +/- minutes from Bowie, and just over an hour from Fort Worth making it the perfect balance of privacy, recreation, and accessibility. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [\(817\) 913-5323](tel:8179135323).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

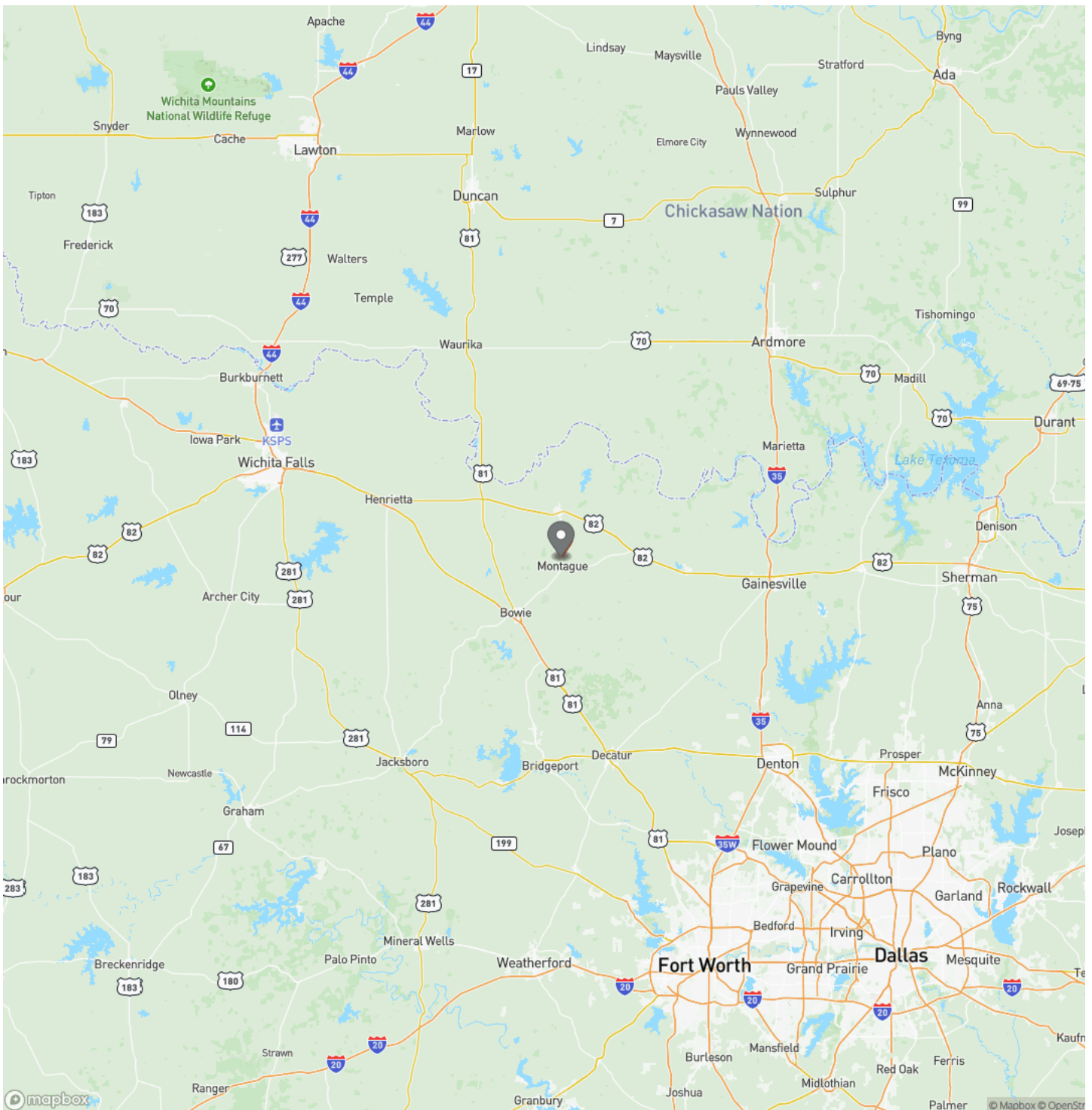
Montague Hilltop Estate
Montague, TX / Montague County



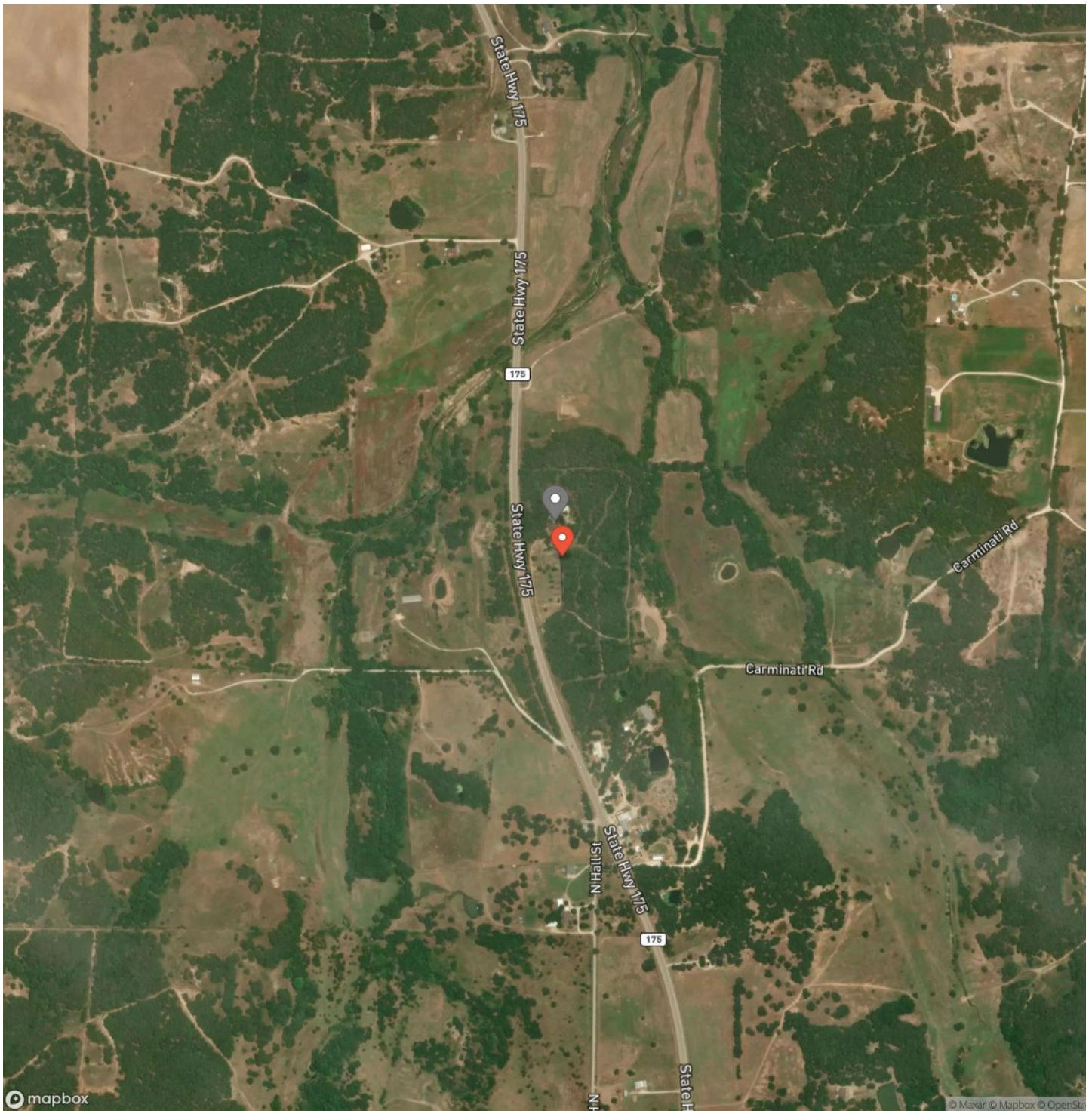
Locator Map



Locator Map



Satellite Map



Montague Hilltop Estate
Montague, TX / Montague County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jimmy Padgett

Mobile

(817) 913-5323

Email

jimmy.padgett@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



<https://arrowheadlandcompany.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

