

**Ritchie Creek Farm**  
00 Carminati Rd  
Montague, TX 76251

**\$299,900**  
24.650± Acres  
Montague County



**Ritchie Creek Farm**  
**Montague, TX / Montague County**

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**SUMMARY**

**Address**

00 Carminati Rd

**City, State Zip**

Montague, TX 76251

**County**

Montague County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Business Opportunity

**Latitude / Longitude**

33.6797 / -97.7199

**Acreage**

24.650

**Price**

\$299,900

**Property Website**

<https://arrowheadlandcompany.com/property/ritchie-creek-farm-montague-texas/111380/>



## Ritchie Creek Farm Montague, TX / Montague County

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### **PROPERTY DESCRIPTION**

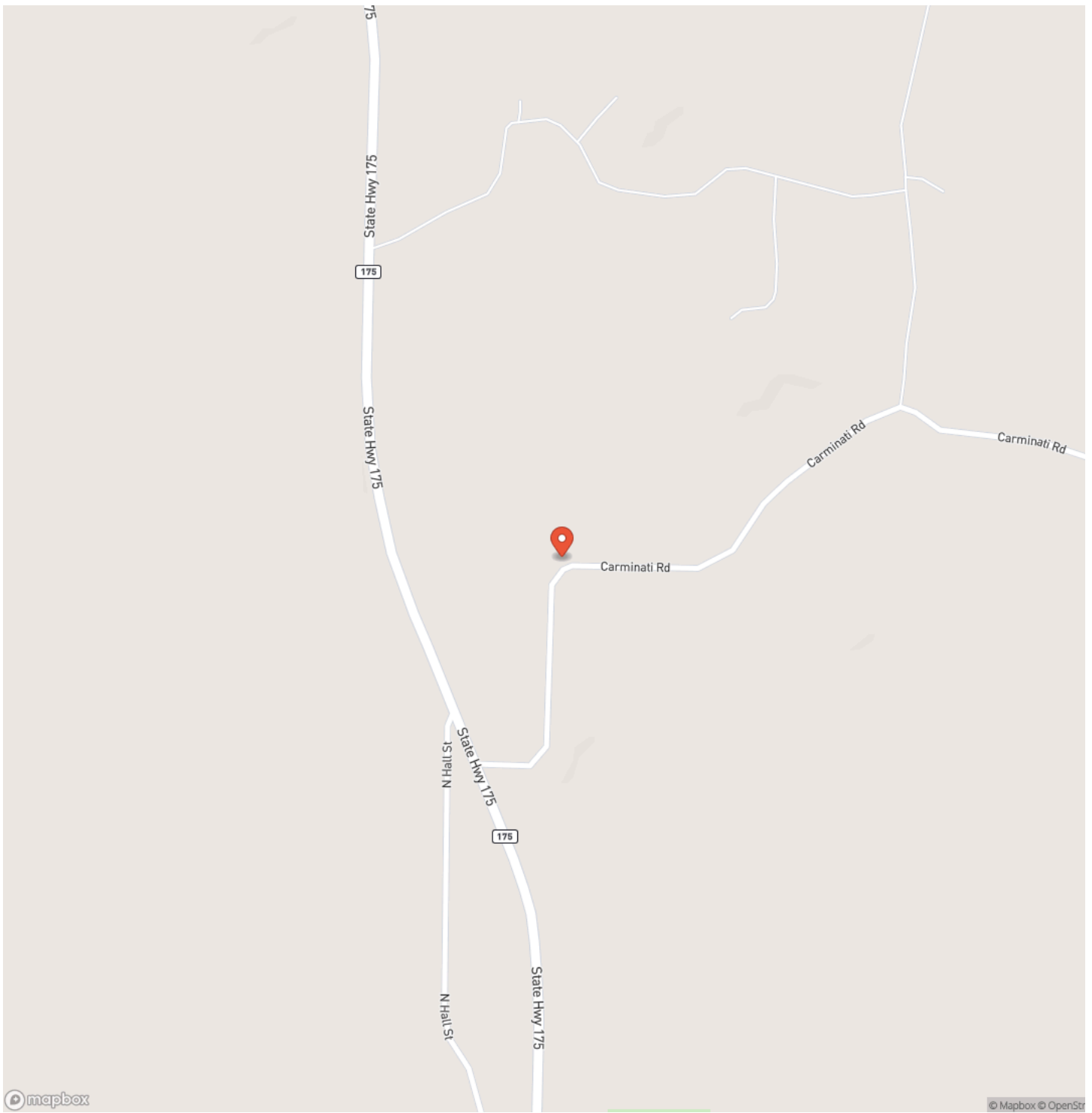
Introducing the Ritchie Creek Farm, a true combination property in Montague County, Texas! Access to the property off of Carminati Road is a major highlight, allowing you to access the property year around with ease. This place has true investment potential whether you're wanting to build a home, run a few head of cattle, or develop! With water and electricity already in place, it makes preparing for your build seamless! The property has a beautiful and secluded feel tucked off in the gentle rolling hills of Montague County. It features grazing land, two ponds, and a seasonal creek along the east boundary. If you have been in the market to build and run livestock, this 24.65 +/- acre property is one you will want to look at. In addition, if you have also been looking for a property that offers great hunting potential then this one achieves that as well! Whitetail deer, hogs, turkey, dove, and other small game are all populated in this area providing you several options for hunting throughout the year. With the combination of farm/ranch and recreation, the opportunities are endless with this property! So, if you're looking for that next piece of investment ground, or simply looking to build a home, run cattle and enjoy the recreational capabilities this farm has to offer, the Ritchie Creek Farm is the place for you! It is located 2+/- minutes from Montague, 15+/- minutes from Bowie, and just 1 hour and 22+/- minutes from Fort Worth, Texas. 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.

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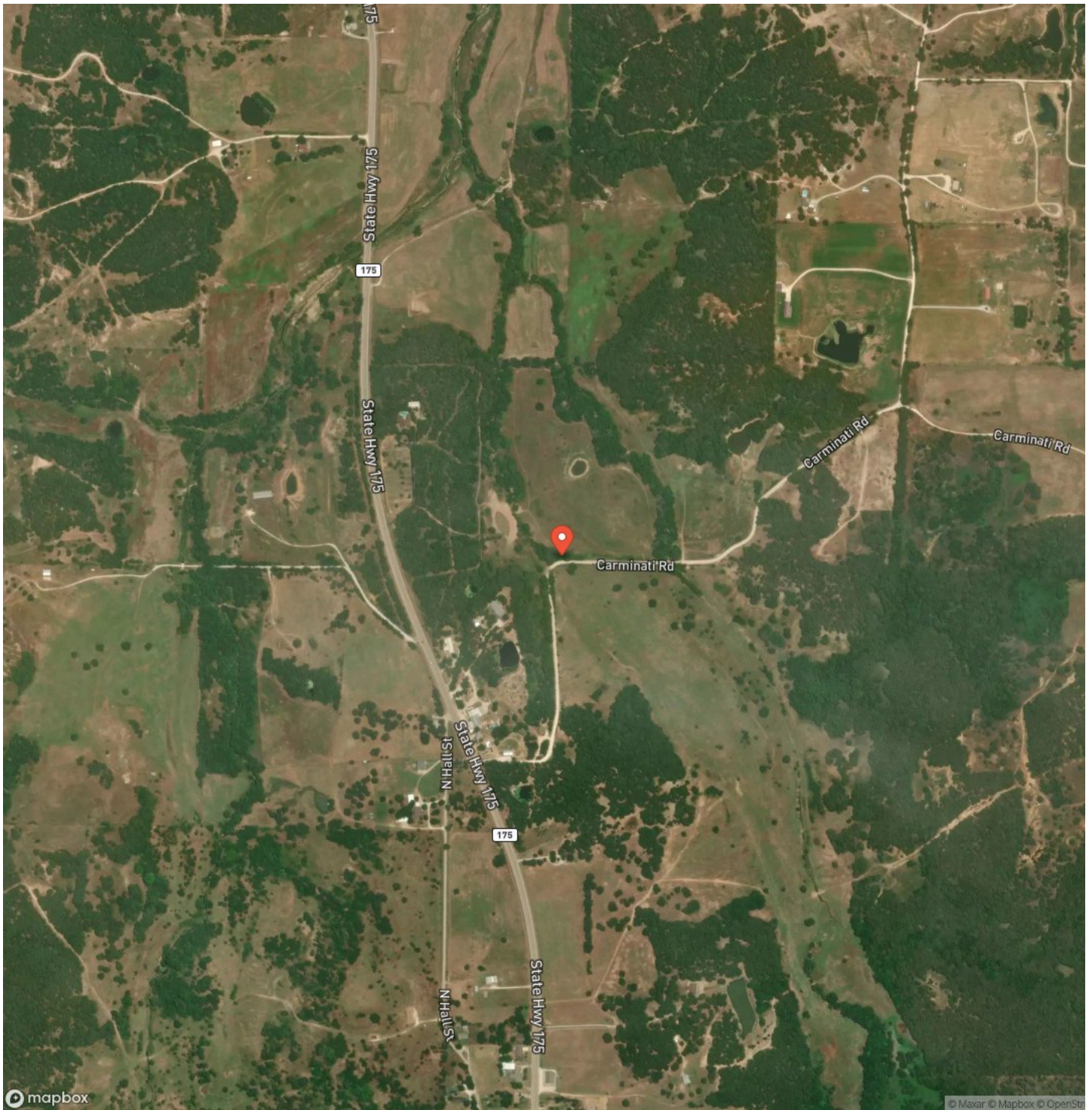


## Locator Map





## Satellite Map







## **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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