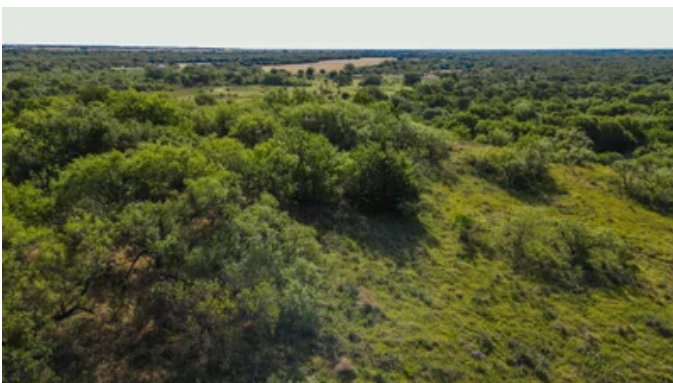


RS# 29147 -NEW PRICE! 63+ acres w/a completely remodeled 3/2 on a quiet country road! 672 Pump Station Rd, Ringgold TX
672 Pump Station Rd
Ringgold, TX 76261

\$990,000
63.370± Acres
Montague County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 29147 -NEW PRICE! 63+ acres w/a completely remodeled 3/2 on a quiet country road!
672 Pump Station Rd, Ringgold TX
Ringgold, TX / Montague County

SUMMARY

Address

672 Pump Station Rd

City, State Zip

Ringgold, TX 76261

County

Montague County

Type

Ranches

Latitude / Longitude

33.8626 / -97.9494

Dwelling Square Feet

1860

Bedrooms / Bathrooms

3 / 2

Acreage

63.370

Price

\$990,000

Property Website

<https://moreoftexas.com/detail/rs-29147-new-price-63-acres-w-a-completely-remodeled-3-2-on-a-quiet-country-road-672-pump-station-rd-ringgold-tx-montague-texas/29147/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 29147 -NEW PRICE! 63+ acres w/a completely remodeled 3/2 on a quiet country road!
672 Pump Station Rd, Ringgold TX
Ringgold, TX / Montague County

PROPERTY DESCRIPTION

NEW PRICE! Rolling and heavily treed, this 63.37 acre property boasts beautiful terrain and a gorgeous completely remodeled 1,860 sq ft 3 bedroom 2 bath home with a nice pipe fence entryway! Pump Station Road is being paved and with very low traffic, the owner can truly enjoy the quiet of the country. Just off the Red River, this property has excellent hunting including whitetail, turkey, hogs, and waterfowl etc. Just north of Ringgold, TX in Montague County, this little slice of heaven is waiting for you to run a few cattle or horses, do some hunting or just relish the country lifestyle while sitting on your north-facing back patio in the evenings simply enjoying nature and the views.

LOCATION: 672 Pump Station Rd, Ringgold TX GPS: 33.8626,-97.9494

WATER: water well, one pond

UTILITIES: electricity, propane

WILDLIFE: whitetail deer, hogs

VEGETATION: hardwoods and native grasses, food plot

TERRAIN: rolling with elevation changes

SOILS: sandy loam

IMPROVEMENTS: 1,860 sq ft 3/2 home completely remodeled from the studs inside and out! Vinyl plank flooring. New appliances. New HVAC. 2 sets of panel pens.

CURRENT USE: residential, ranch and recreational

POTENTIAL USE: residential, ranch and recreational

FENCING: pipe fencing at the residence, barbed wire elsewhere

ACCESS: Pump Station Rd is currently gravel but should be paved soon. Entry gate is approx 1/2 mile from Hwy 81

EASEMENTS: pipeline

LEASES: none



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

MINERALS: Seller will convey all owned minerals. BUYER is responsible for verifying the percentage of owned minerals.

SHOWINGS: Listing agent must be present at all showings. Call listing agent for more information.

DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**RS# 29147 -NEW PRICE! 63+ acres w/a completely remodeled 3/2 on a quiet country road!
672 Pump Station Rd, Ringgold TX
Ringgold, TX / Montague County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 29147 -NEW PRICE! 63+ acres w/a completely remodeled 3/2 on a quiet country road!
672 Pump Station Rd, Ringgold TX
Ringgold, TX / Montague County

Locator Maps



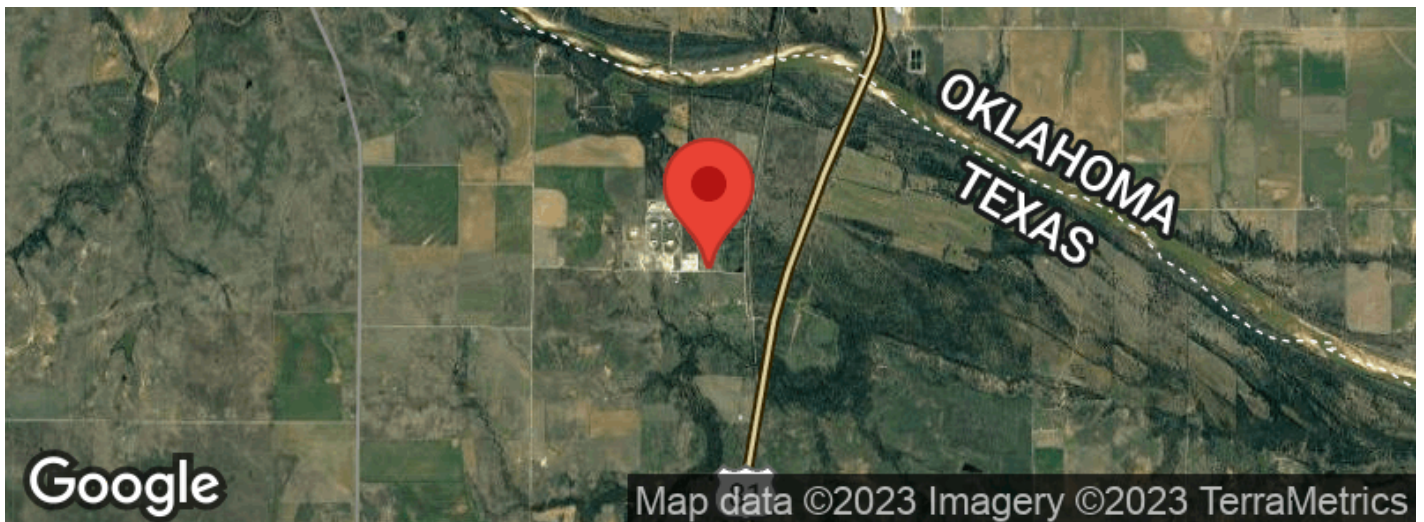
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 29147 -NEW PRICE! 63+ acres w/a completely remodeled 3/2 on a quiet country road!
672 Pump Station Rd, Ringgold TX
Ringgold, TX / Montague County

Aerial Maps



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 29147 -NEW PRICE! 63+ acres w/a completely remodeled 3/2 on a quiet country road!
672 Pump Station Rd, Ringgold TX
Ringgold, TX / Montague County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

[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