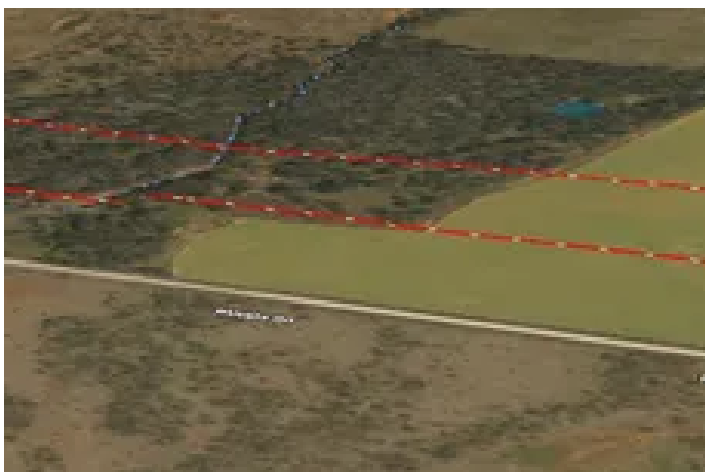


RS# 54572 - 20 +/- acres Tract 2 TBD Rock Springs School
Rd, Montague TX
TRACT 2 TBD Rock Springs Scchool Rd
Montague, TX 76251

\$300,000
20± Acres
Montague County



RS# 54572 - 20 +/- acres Tract 2 TBD Rock Springs School Rd, Montague TX
Montague, TX / Montague County

SUMMARY

Address

TRACT 2 TBD Rock Springs Scchool Rd

City, State Zip

Montague, TX 76251

County

Montague County

Type

Ranches

Latitude / Longitude

33.720951 / -97.763705

Acreage

20

Price

\$300,000

Property Website

<https://moreoftexas.com/detail/rs-54572-20-acres-tract-2-tbd-rock-springs-school-rd-montague-tx-montague-texas/54572/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**RS# 54572 - 20 +/- acres Tract 2 TBD Rock Springs School Rd, Montague TX
Montague, TX / Montague County**

PROPERTY DESCRIPTION

For more information regarding this listing please contact Matt McLemore at [940-781-8475](tel:940-781-8475) at the McLemore Realty Group office or call [844-944-7748](tel:844-944-7748) and dial 701.

Johnny's 80 - TRACT 2 - Sitting between Montague TX and Nocona TX, sits Johnny's 80, part of the Bybee Family Properties. The approx. 80 acres is being divided into 4 tracts each with great access, building locations, great hardwoods, and a seasonal creek. Great place to build your new home with ample space to have horses or a few cows, and do a bit of hunting! Approximately 20 acres with frontage on Rock Springs School Rd. Mostly level with close to a 10 ft elevation drop in the area of the seasonal creek on the northern end of the property. TRACT 2 has approx 6 acres of cleared land and approx 14 acres of heavily treed land.

SEE ALSO TRACTS 1, 3 AND 4 for additional options (aerial map in pictures)

DEED RESTRICTIONS will apply

LOCATION: Rock Springs School Rd, Montague County, Montague TX GPS: 33.720951,-97.763705

WATER: No rural water available, but water wells in the area are from 200+ ft deep and average 15+GPM

UTILITIES: electricity is available along Rock Springs School Rd

WILDLIFE: whitetail deer, hogs

MINERALS: NO MINERALS WILL CONVEY

VEGETATION: native grasses, hardwoods and a few scattered mesquite

TERRAIN: mostly level with a 10 ft elevation drop by the seasonal creek on the northern end

SOILS: sandy loams

TAXES: currently AG exempt

IMPROVEMENTS: none

CURRENT USE: farming, grazing and hunting

POTENTIAL USE: RESIDENTIAL, farming, grazing and hunting

FENCING: along the northern boundary and partially near the trees

LEASES: none

VIDEO DISCLAIMER: Not all images on the drone video will apply to this particular TRACT. Consider the aerial map and an on-site visit when determining preferred location. Pond in video is on TRACT 4 only.

SHOWINGS: contact Matt McLemore for additional information and to schedule a showing [940-781-8475](tel:940-781-8475) . LISTING AGENT MUST BE PRESENT AT ALL SHOWINGS.

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



**MOSSY OAK PROPERTIES
OF TEXAS**

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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.

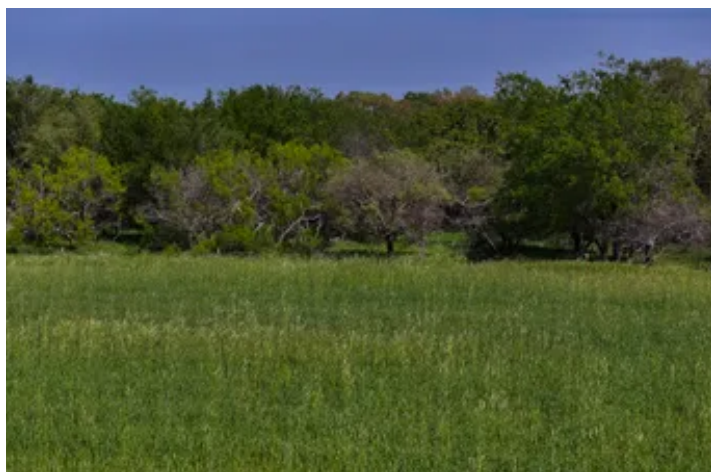


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OF TEXAS

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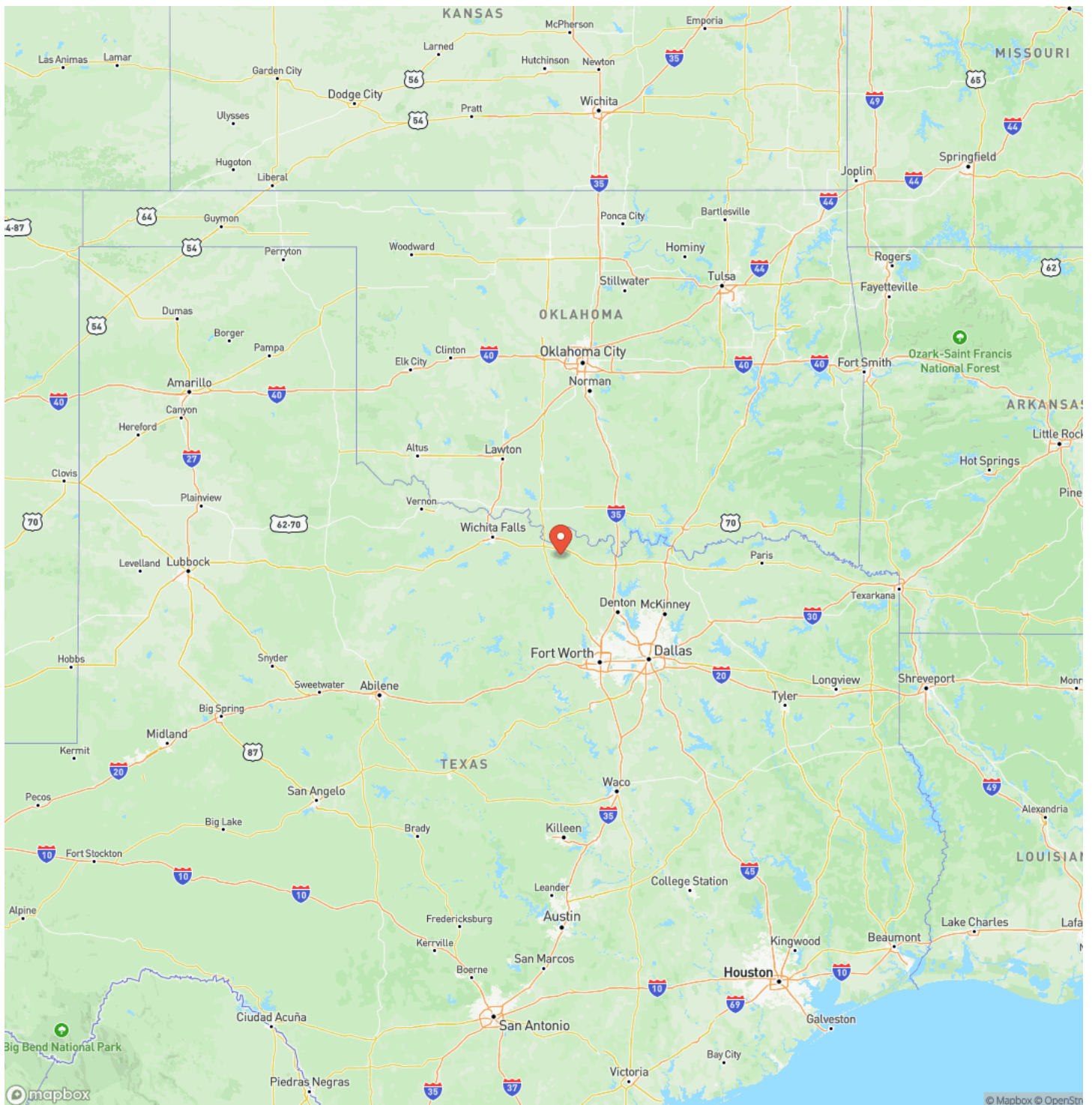
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RS# 54572 - 20 +/- acres Tract 2 TBD Rock Springs School Rd, Montague TX
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Locator Map



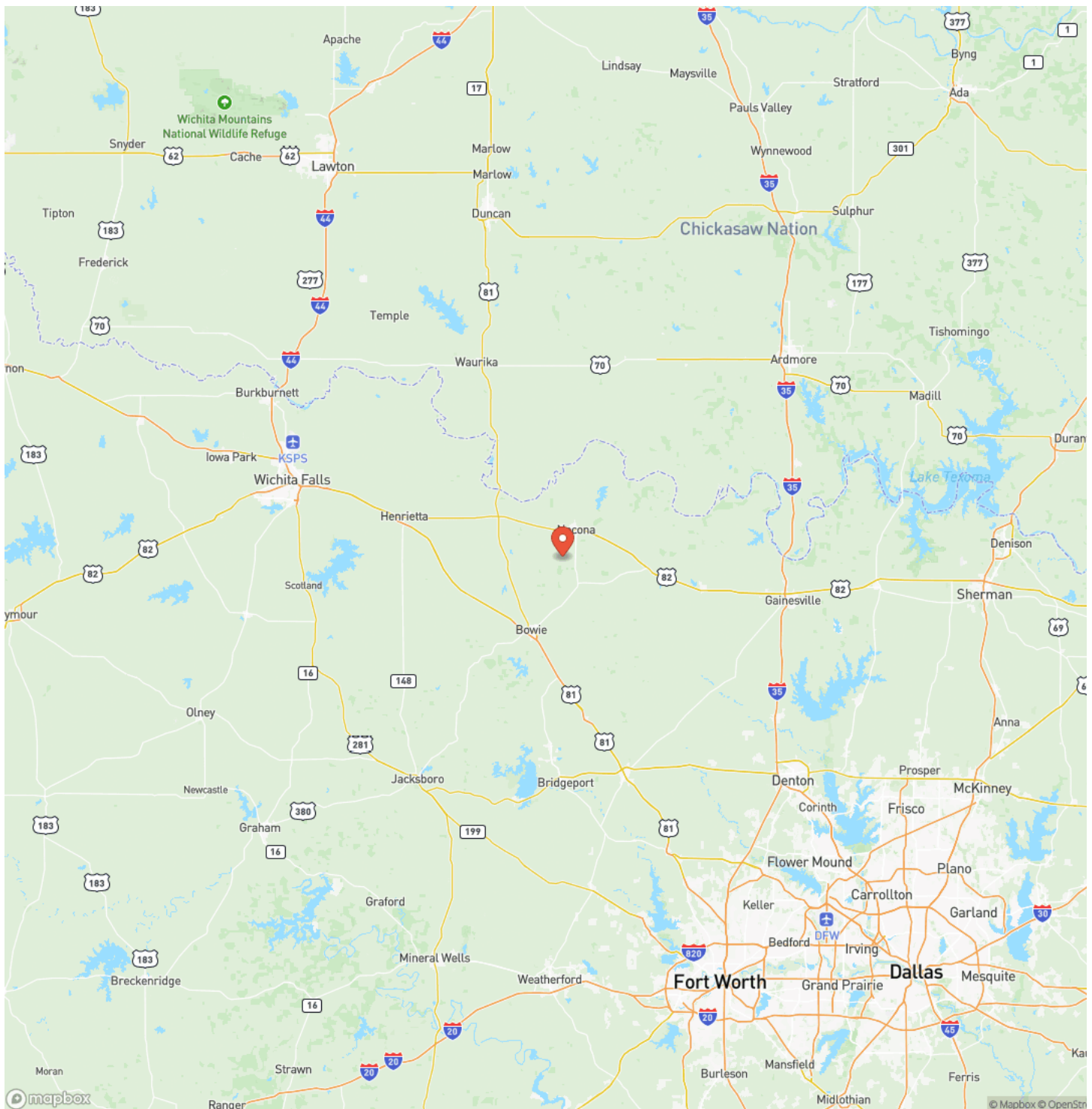
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Locator Map



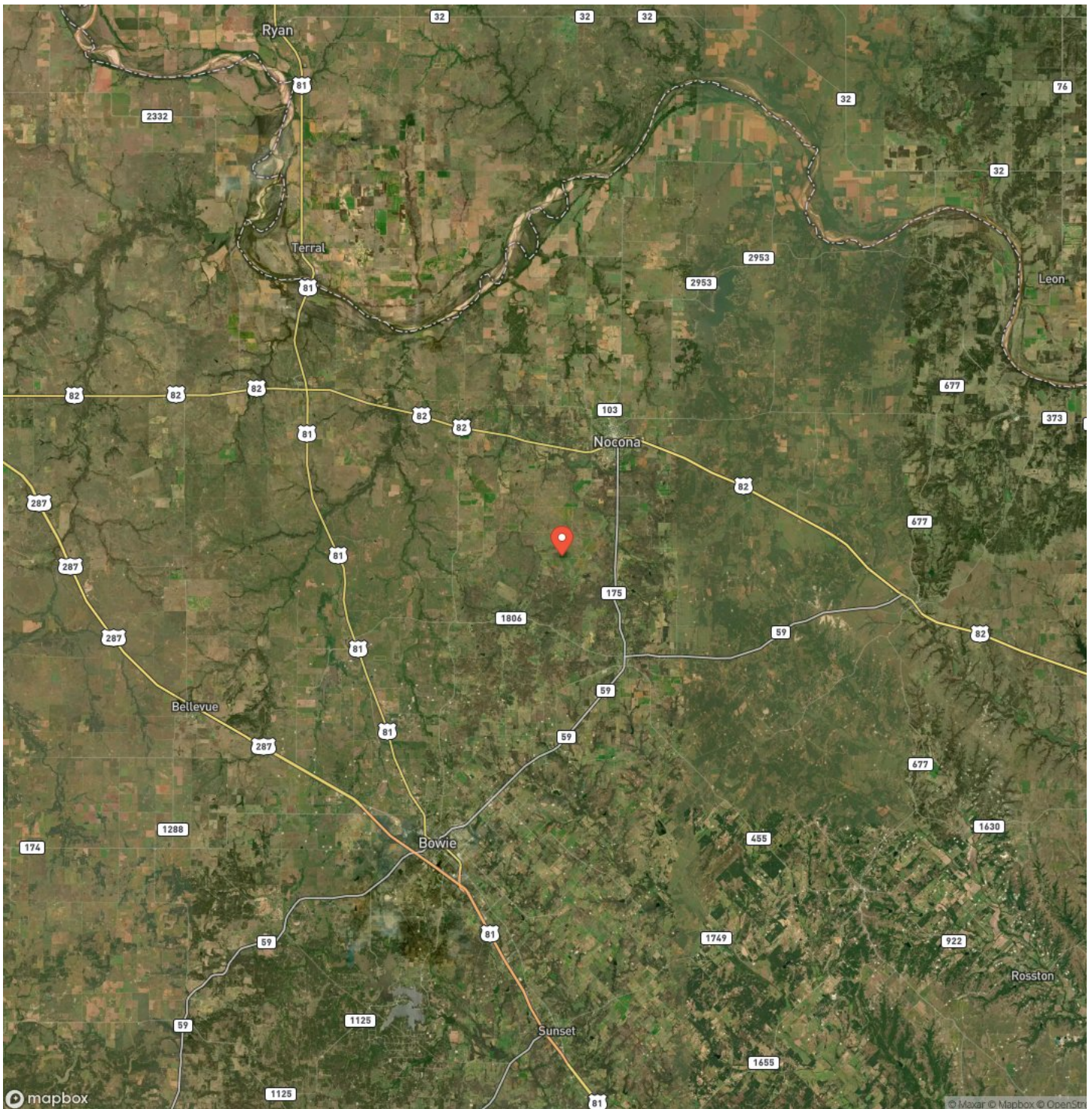
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Satellite Map



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**RS# 54572 - 20 +/- acres Tract 2 TBD Rock Springs School Rd, Montague TX
Montague, 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

This image shows a blank 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.

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This image shows a single sheet of white paper with horizontal blue 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.



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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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OF TEXAS**

MORE INFO ONLINE:

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Mossy Oak Properties of Texas

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