

RS# 53303 - 110 acres FM 103, Spanish Fort, TX  
TBD FM 103  
Spanish Fort, TX 76255

**\$1,210,000**  
110± Acres  
Montague County



**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



**RS# 53303 - 110 acres FM 103, Spanish Fort, TX**  
**Spanish Fort, TX / Montague County**

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**SUMMARY**

**Address**

TBD FM 103

**City, State Zip**

Spanish Fort, TX 76255

**County**

Montague County

**Type**

Ranches, Farms, Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

33.930749 / -97.620487

**Acreage**

110

**Price**

\$1,210,000

**Property Website**

<https://www.mossyoakproperties.com/property/rs-53303-110-acres-fm-103-spanish-fort-tx-montague-texas/53303/>



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**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 office at [940-574-4888](tel:940-574-4888)

Nestled minutes from Lake Nocona, in Spanish Fort, and across the road from The Red River on FM 103 sits the 110 acre Bybee River Ranch, part of Bybee Family Properties Legacy Ranches. With it's fertile soil and access to good sub surface water this farm/ranch has multiple options. Whether it be hunting amongst the large pecans and native oak trees or cultivating the approx. 73 acres of farm ground in wheat and/or coastal, the Bybee River Ranch has it. The area is known for an abundance of wildlife as well as good water wells. If fishing is a hobby you're literally minutes from Lake Nocona boat ramp. Lake Nocona has exceptional fishing for large mouth, crappie, and catfish. The Bybee River Ranch would be ideal for a residence as well, whether for a second home or permanent residence. The property has great access off of FM 103 with approx 1200' of frontage.

Division Manager/Listing Agent Remarks: The Bybee River Ranch is part of 4 properties being offered for the first time by Bybee Family Properties. These farms and ranches have been part of the Bybee Family for decades with each property having its own distinction and use. This property is unique in its multiple opportunities including but not limited to residential, farming, hunting and quick access to Lake Nocona or the Red River. The properties back drop gives it a secluded experience yet only minutes away from Nocona Tx. The tree line that separates the front coastal field off of FM 103 from the majority of the property gives the farm a special feeling of solitude and comfort not found on many smaller tracts.

LOCATION: TBD FM 103, Montague County, Spanish Fort TX GPS: 33.930749,-97.620487

WATER: Water well on southeast end of property. Average depth is 200' for wells in area producing between 12-30 GPM.

UTILITIES: electricity is available

WILDLIFE: whitetail deer, hogs

TERRAIN: gently slopes up from east to west - approx. 20 ft of elevation change

TIMBER: Approx. 73 acres of cultivation; 27 acres in large oak and pecan trees

MINERALS: Any minerals owned are being reserved. There is not any production on the property.

WIND: 100% of Wind Rights convey with sale.

SOILS: sandy loam

TAXES: AG Exempt

IMPROVEMENTS: water well

CURRENT USE: farming, grazing and hunting

POTENTIAL USE: RESIDENTIAL, farming, grazing and hunting

FENCING: Average

ACCESS: 1/4 mile of paved frontage on FM 103

EASEMENTS: none

LEASES: none



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SHOWINGS: contact Matt McLemore at [940-781-8475](tel:940-781-8475) for more information and to schedule a showing. 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 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.



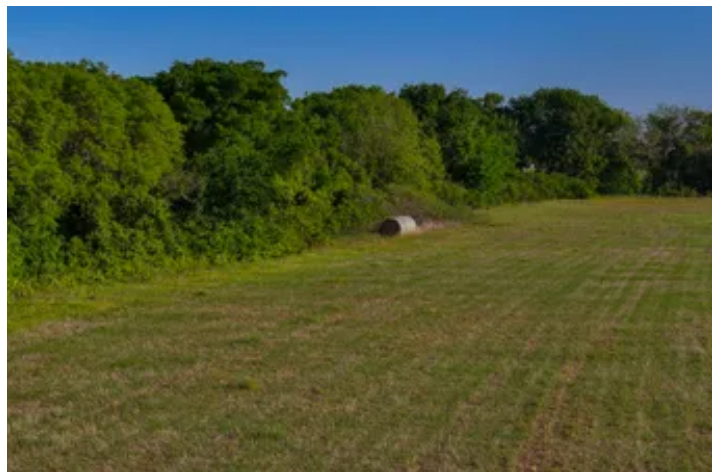
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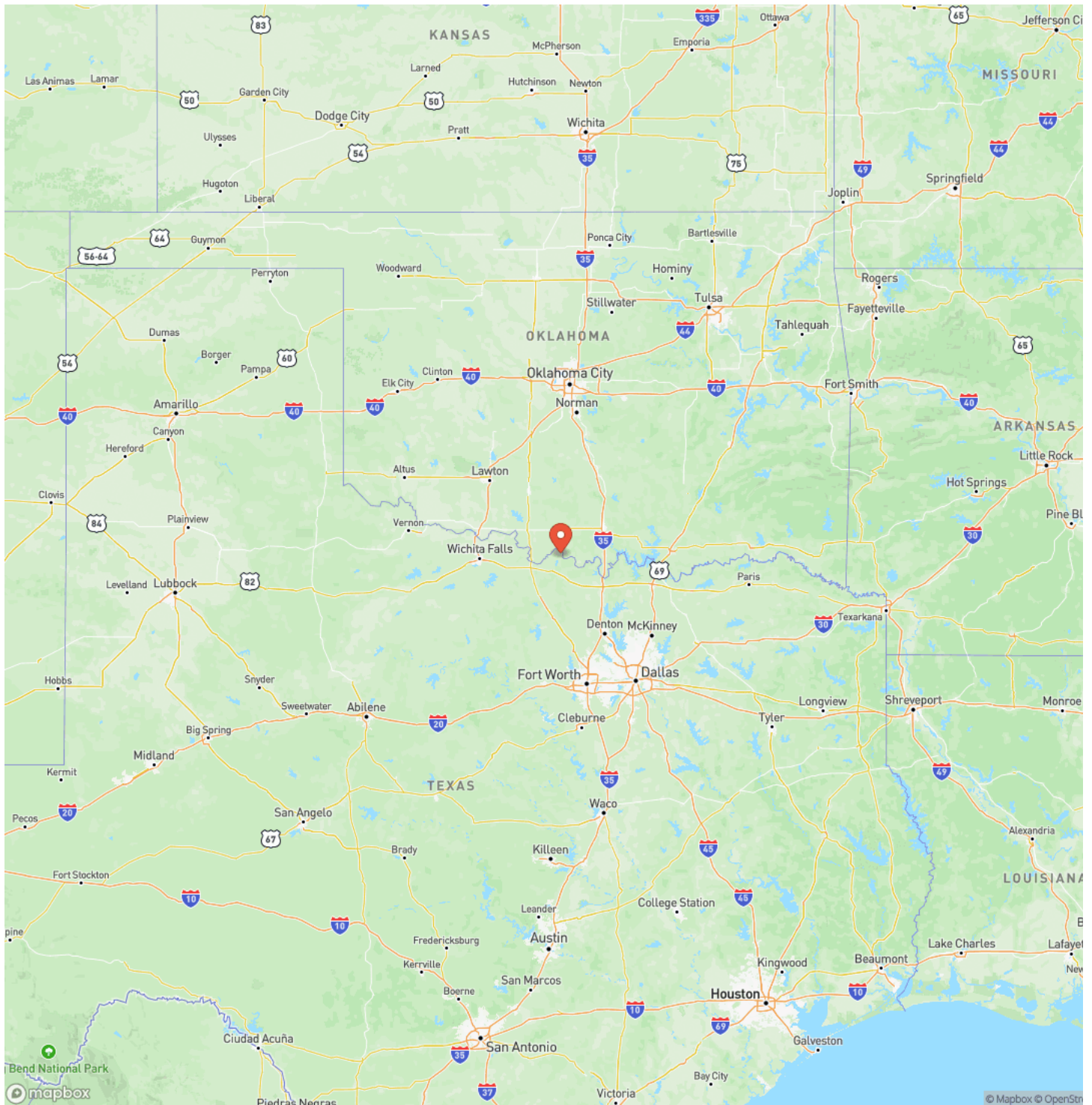


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## Locator Map



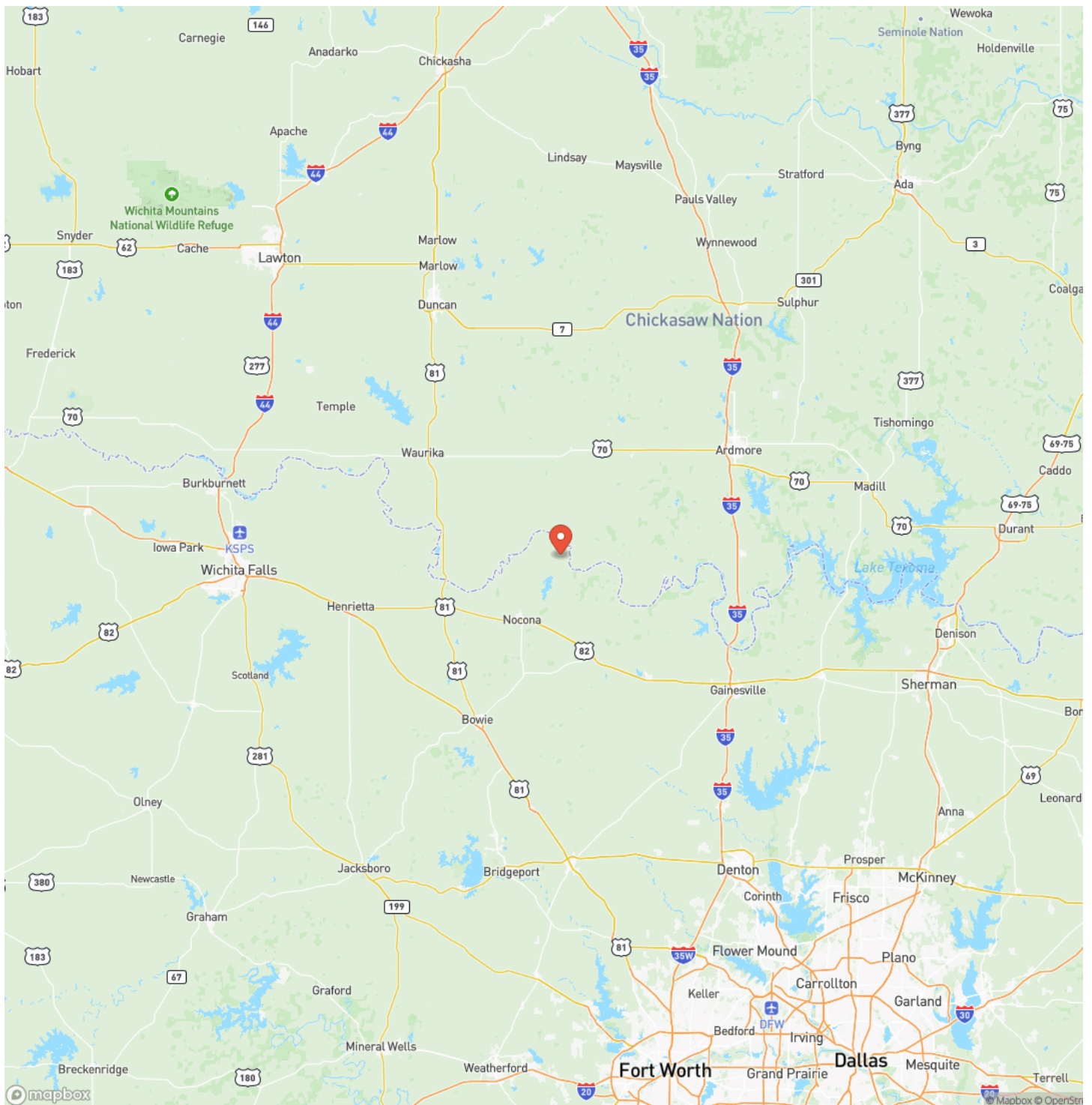
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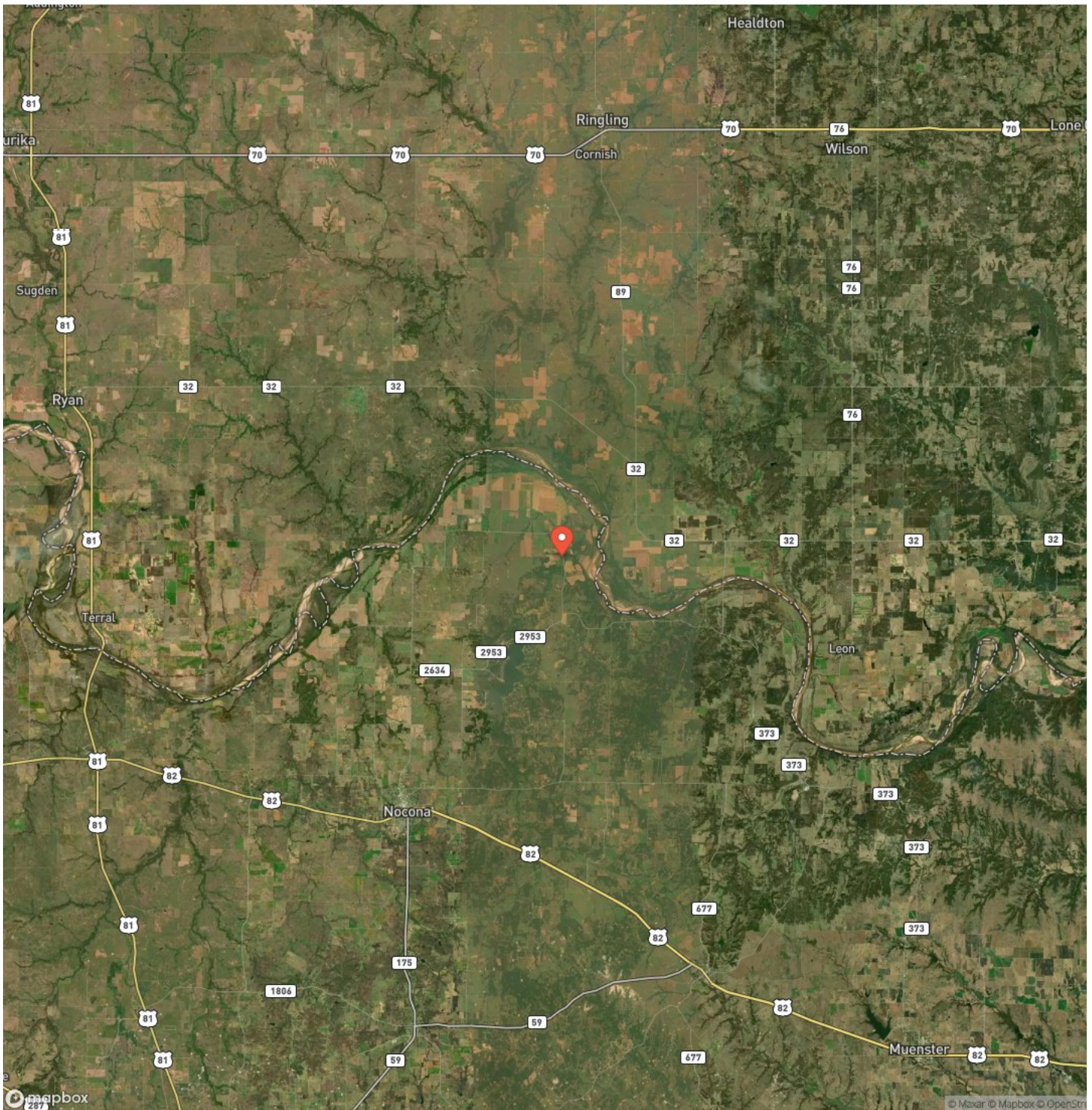
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## Satellite Map



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## 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]

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## 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.





## **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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**Mossy Oak Properties of Texas**

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Denton, TX 76207

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