

RS# 53302 - 485 acres Hwy 59, Montague Texas
TBD Hwy 59
Montague, TX 76251

\$5,566,000
485± Acres
Montague County



MORE INFO ONLINE:

MoreofTexas.com

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Montague, TX / Montague County

SUMMARY

Address

TBD Hwy 59

City, State Zip

Montague, TX 76251

County

Montague County

Type

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

Latitude / Longitude

33.664845 / -97.643855

Acreage

485

Price

\$5,566,000

Property Website

<https://www.mossyoakproperties.com/property/rs-53302-485-acres-hwy-59-montague-texas-montague-texas/53302/>



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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 [844-944-7748](tel:844-944-7748) and dial 701.

Just east of Montague Tx, on Hwy 59 and Weed Rd sits The Bar T Ranch, one of the gems of the Bybee Family Properties. The Bar T is being offered for the first time. This legacy ranch is rare in many ways beginning with its size of approx. 485 acres; it's very rare in desirable Montague County for a ranch of this size to become available. Although the size for the area is rare, the canvas of the Bar T is what separates itself from the pack. The Bar T, with its abundance of water, elevation changes, and hardwoods separates itself from others. There are no less than 12 ponds, all in good to excellent condition, some with excellent fishing. Many of the ponds have unique traits, behind the dams are large drop offs into large ravines or creeks with hardwoods, and some are nestled into heavy timber that line the banks, making excellent duck and waterfowl hunting. In addition to the multiple ponds on the Bar T, Dye Creek, a primary feeder creek, runs through a good portion of the property. When Dye Creek isn't running, pools of water can be found through much of the creek bed. There are several ravines and draws throughout the ranch that feed the multiple ponds. Bar T sits in an area known for exceptional sub surface water and procuring multiple water wells will be an option for the owner. The terrain of the Bar T is diverse with nearly 90 feet of elevation changes throughout the ranch. There is a range of hardwoods and big timber, from post oaks and red oaks to hackberry and even some cottonwoods along the big ravines. There are several open meadows that are surrounded by timber, the largest being approx. 43 acres. The meadows are excellent resources for native grasses, food plots, and improved grasses for livestock and wildlife. The Bar T is divided into 4 different pastures allowing the rancher to rotate livestock. Hunting on the ranch is exceptional, as only limited family has hunted the ranch for years. Whether you're a bow hunter or long range rifle hunter the Bar T has the set-up. Common game are whitetail, turkey, hogs, coyotes, bobcats, duck, geese etc. Access to the ranch is exceptional with a black top entrance off of Hwy 59, or CR entrance on Weed Rd. There is just under a mile of frontage. The interior roads are good to excellent to maneuver throughout the property. The owner has added some additional roads recently. The Bar T is suited for anyone whether it be residential, ranching, hunting, recreation, or future development. The Bar T has no oil field production on the property. The Bar T stands alone! Don't miss out on this rare opportunity to own a true legacy ranch.

Division Manager/Agent Remarks: The Bar T is one of those that only comes around every so often. After 24 yrs of marketing ranches, the Bar T is definitely a top 5 property worthy of all the praises. To begin with it is unusual to find a ranch of this size in Montague County that is this clean. The ranch has maintained its natural beauty and natural resources. There aren't any dump sites, oil field etc. There are a couple pipelines but are very well maintained and not obtrusive to the ranch. For lack of better terms, it is a watertopia for the rancher or outdoorsman when it comes to H2O. Whether it's surface ponds, primary creeks, ravines or water well potential, the Bar T has it. The overall landscape is unreal with an abundance of oaks, open meadows usually with water within a stone's throw. Wildlife are in their own utopia with all the natural resources and lack of pressure. The Bybee Family has had limited hunting with family on the ranch. The Bar T is not being grazed currently and grasses are abundant, so livestock will have a "field day".

LOCATION: TBD Hwy 59, Montague TX - Montague County GPS: 33.664845,-97.643855

WATER: Multiple ponds, Dye Creek, ravines, water well

UTILITIES: Electricity

ACCESS: Excellent with approx. 1 mile of frontage combined on Hwy 59 and Weed Rd

WILDLIFE: Whitetail deer, hogs, turkey, waterfowl

VEGETATION: Native grasses with several options to install improved grasses

TERRAIN: Rolling throughout the ranch with approx. 90' of elevation changes

SOILS: Sandy Loam with some Clay

PRODUCTION: No production on the property.



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WIND: There are no active wind leases on the property. ALL wind rights convey with sale.

TAXES: AG exempt

IMPROVEMENTS: Water well, pens shooting range with storage shed

FENCING: Good perimeter and interior fencing

CURRENT USE: Ranching and hunting

POTENTIAL USE: Ranching, hunting, residential and development

FENCING: 5 stand barbed wire

ACCESS: Approx. 1/2 mile of paved frontage on Hwy 59 and approx 4/10 mile on Weed Rd

LEASES: None

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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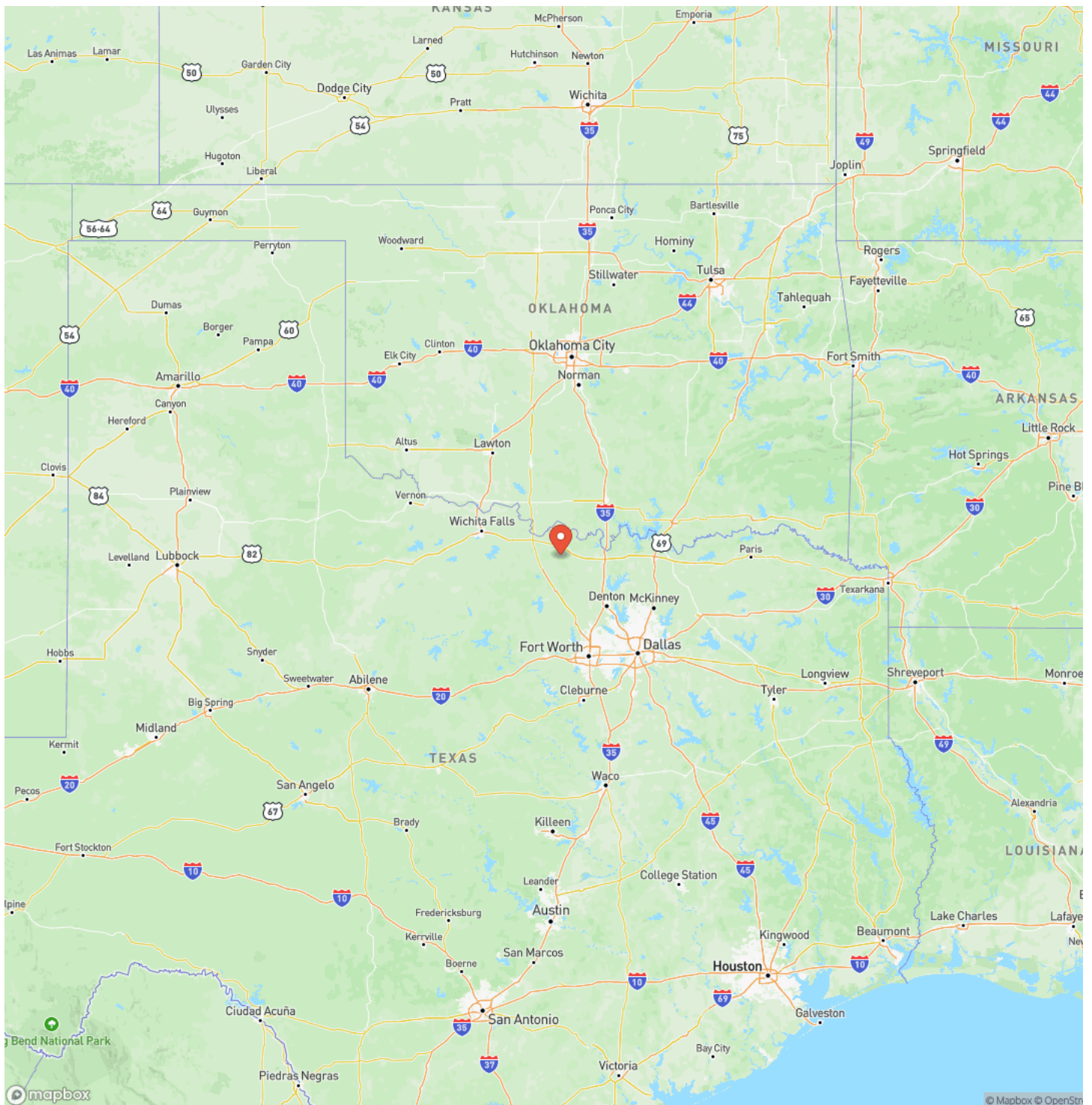


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Locator Map



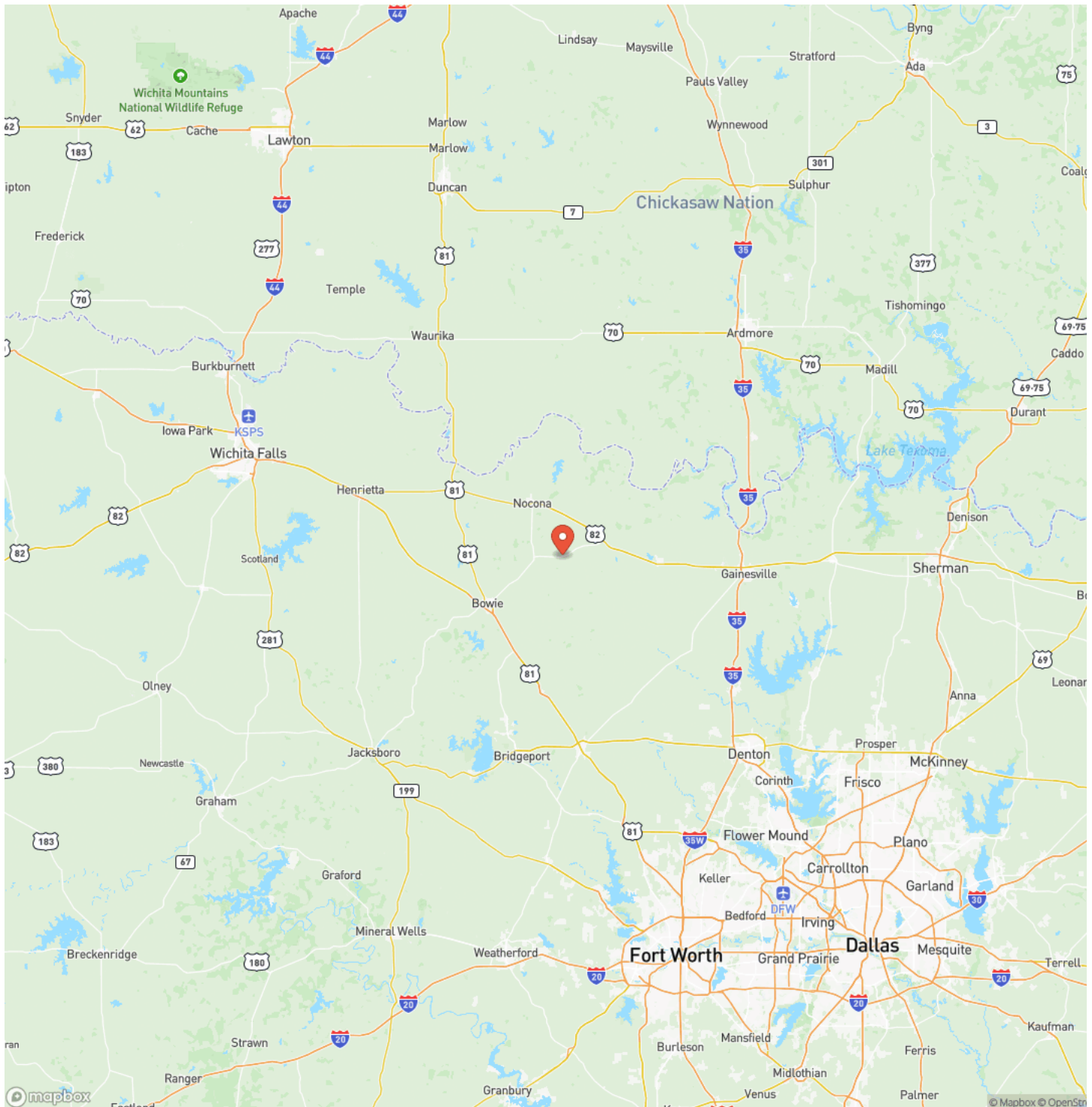
**MOSSY OAK PROPERTIES
OF TEXAS**

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Locator Map



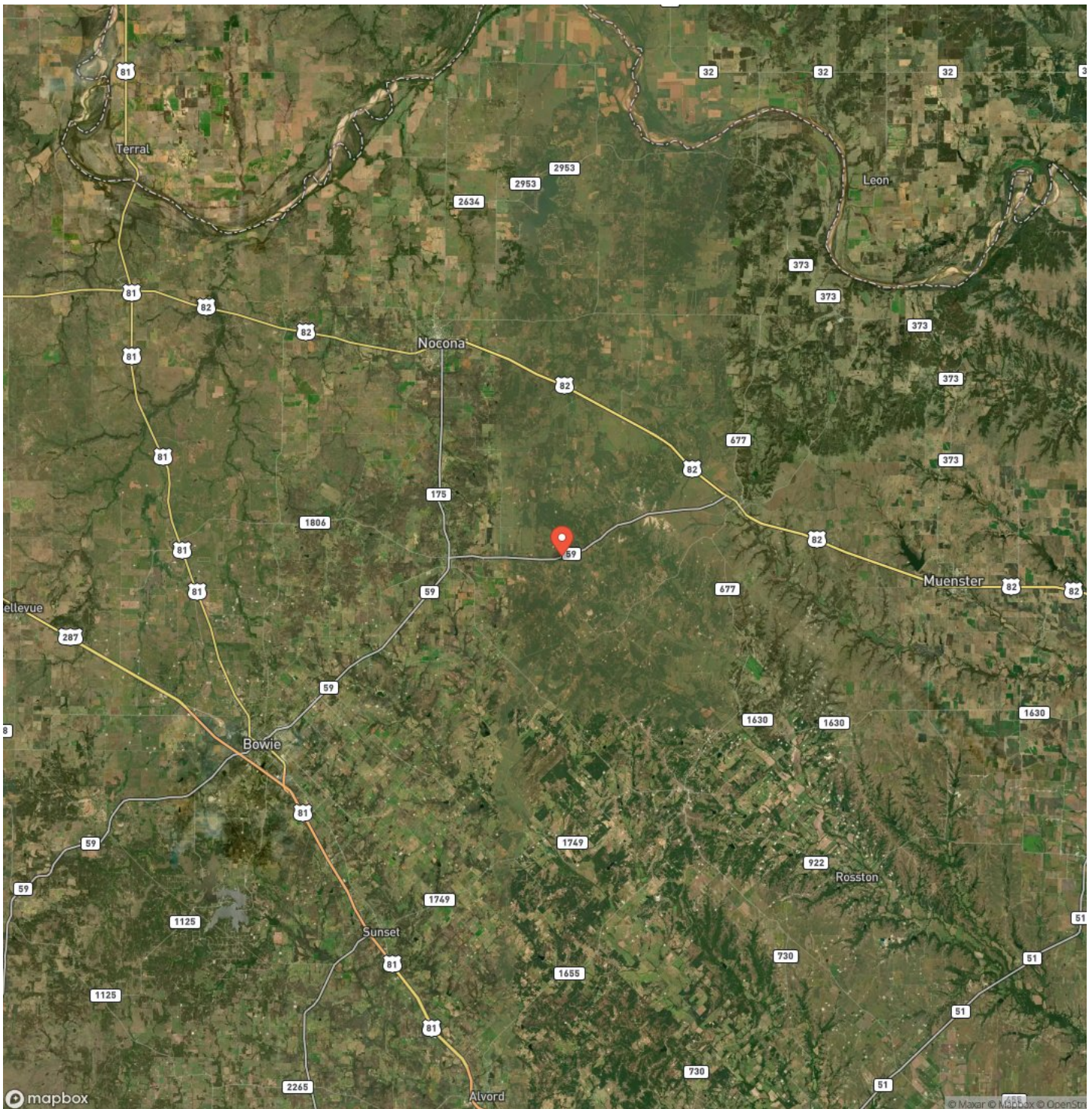
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Satellite Map



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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

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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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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



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