

**RS# 36723 - 672 Pump Station Rd, Ringgold
TX
672 Pump Station Rd
Ringgold, TX 76261**

\$600,000
20± Acres
Montague County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 36723 - 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

Residential Property

Latitude / Longitude

33.86252 / -97.949399

Dwelling Square Feet

1860

Bedrooms / Bathrooms

3 / 2

Acreage

20

Price

\$600,000

Property Website

<https://moreoftexas.com/detail/rs-36723-672-pump-station-rd-ringgold-tx-montague-texas/36723/>



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PROPERTY DESCRIPTION

Check out this little piece of the Texas countryside that you can easily call your own! This home was taken down to the studs - inside and out - and totally remodeled! New wiring, plumbing, roof, siding, interior, hvac - you name it, it is new. Be the first to live in this open concept charmer with a spacious split 3 bedroom/2 bathroom design that feels larger than its 1860 sq ft. High ceilings, vinyl plank flooring and stainless steel appliances are just a few of the wonders of this home. This house sits on approx 20 acres. Enjoy the views of the surrounding land and the wildlife that call the area home. If less land is what you want, this home could be sold with 6 acres (MOPLS # 36715 or NTREIS MLS [20247574](#)). If you want more land, the house and entire property is 63 acres.

****Please be advised that the outbuildings and pens depicted in the map may no longer actually be on the property.**

LOCATION: 672 Pump Station Rd, Ringgold, TX 76261 - Montague County

GPS: 33.86252, [-97.949399](#)

UTILITIES: water well, electricity and propane

WILDLIFE: whitetail deer, turkey, hogs etc.

MINERALS: SELLER will convey all owned minerals for this portion of the entire property. BUYER is responsible for verifying the percentage of owned minerals.

TERRAIN: level

SOILS: sandy loam

IMPROVEMENTS: home, pump house

CURRENT USE: single family residential

FENCING: pipe and barbed wire

ACCESS: paved access from Pump Station Rd

SHOWINGS: contact Matt McLemore at [940-781-8475](#)



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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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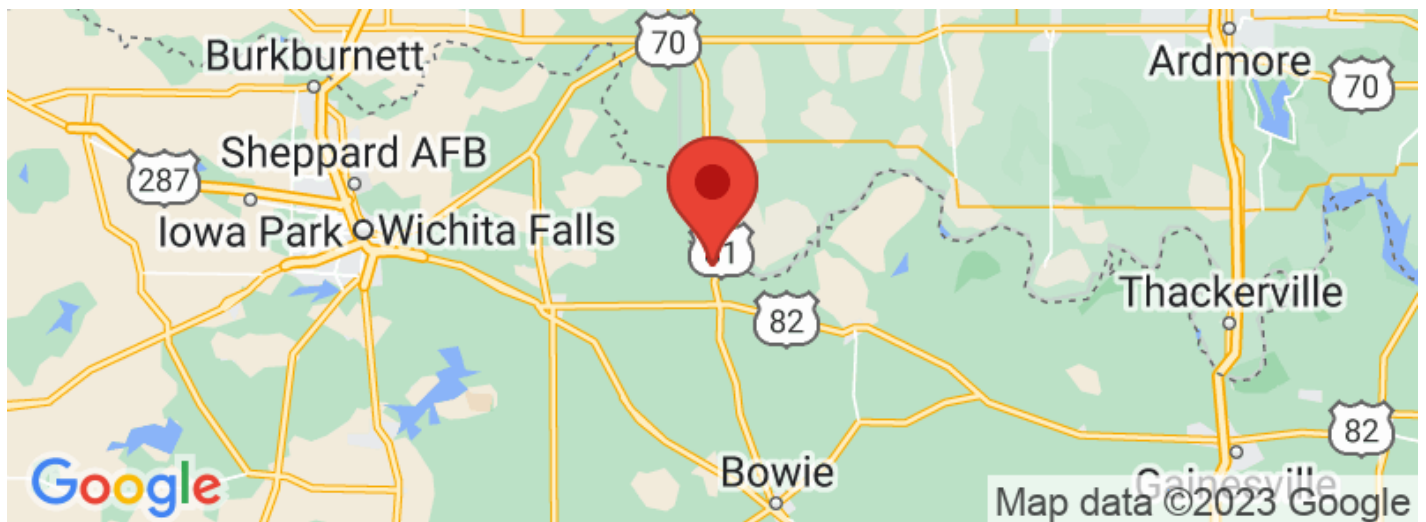
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Locator Maps



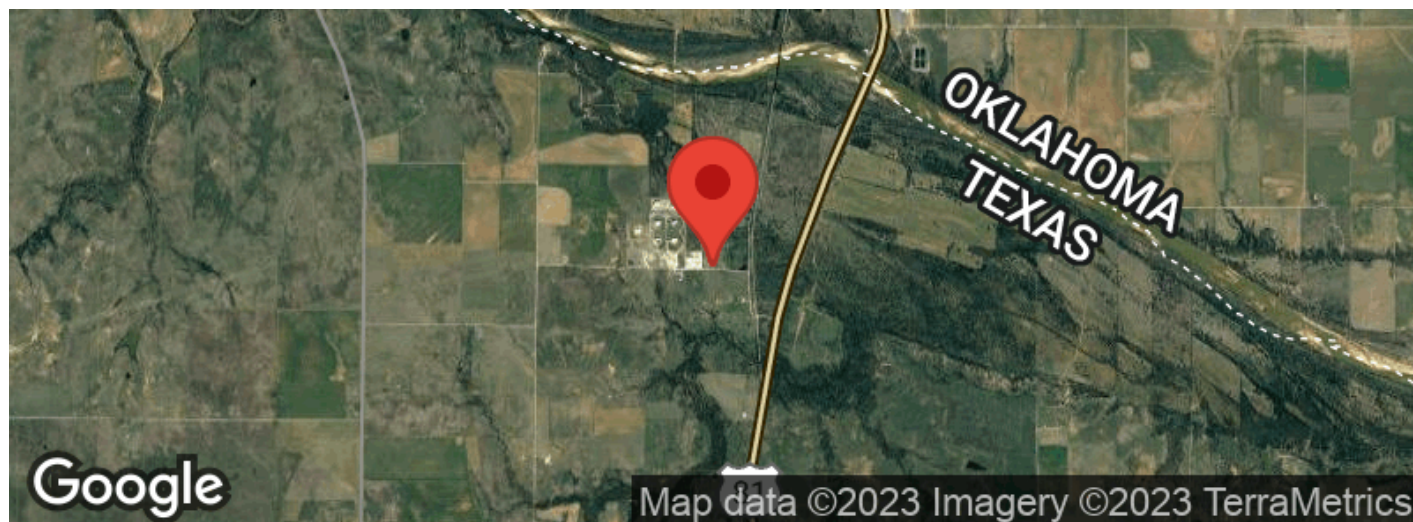
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

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.**MOSSY OAK PROPERTIES
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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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