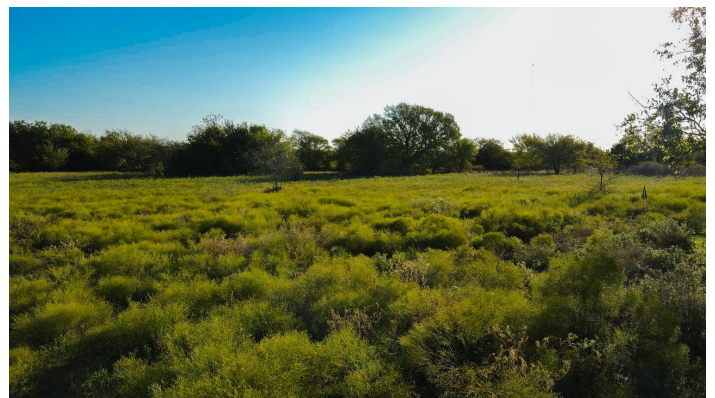
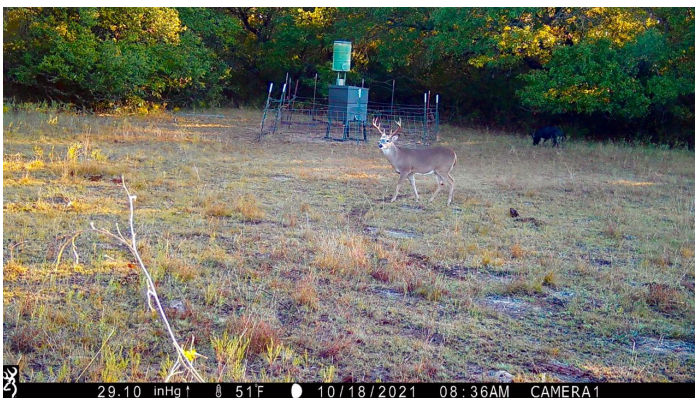
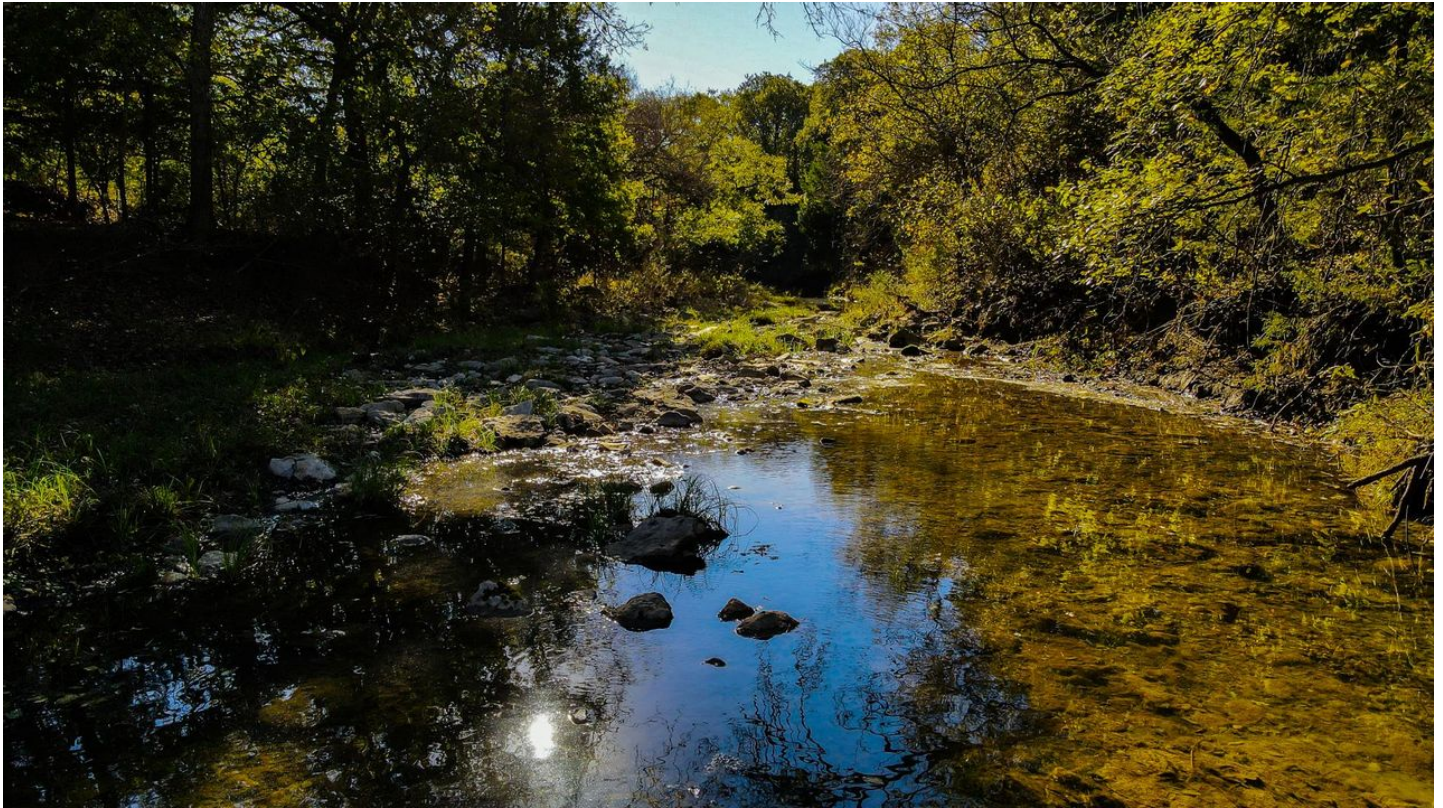


241 acres Wakeman Ranch, Montague Co
Rush Creek Rd
Forestburg, TX 76239

\$2,295,865
241.670 +/- acres
Montague County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

241 acres Wakeman Ranch, Montague Co Forestburg, TX / Montague County

SUMMARY

Address

Rush Creek Rd

City, State Zip

Forestburg, TX 76239

County

Montague County

Type

Hunting Land, Ranches, Recreational Land,
Undeveloped Land

Latitude / Longitude

33.4548778 / -97.523231

Acreage

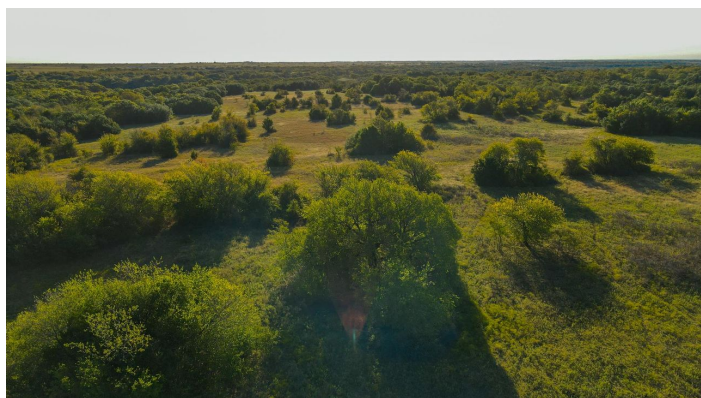
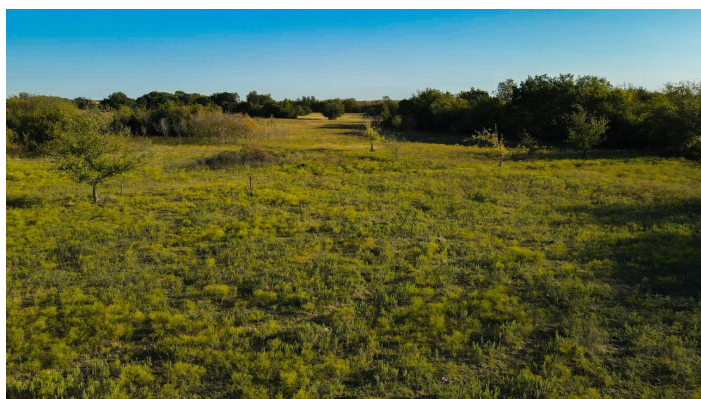
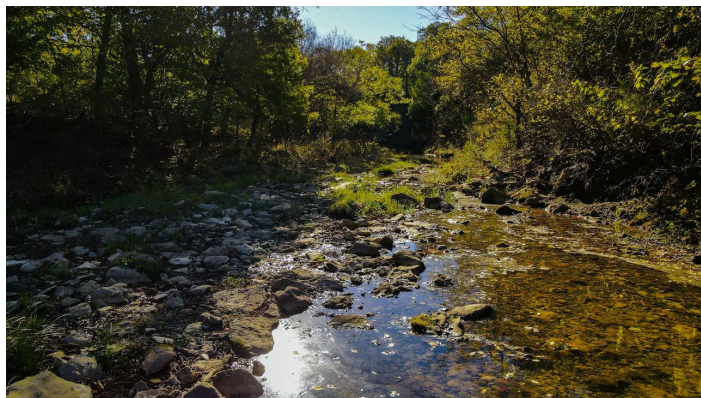
241.670

Price

\$2,295,865

Property Website

<https://moreoftexas.com/detail/241-acres-wakeman-ranch-montague-co-montague-texas/23261/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

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241 acres Wakeman Ranch, Montague Co Forestburg, TX / Montague County

PROPERTY DESCRIPTION

The Wakeman Ranch consists of 241.67 acres located on Rush Creek Rd., just outside of Forestburg, TX in Montague and Wise Co. This ranch has been in the family since late 1800's. The Wakeman is gently rolling and has everything one needs for a weekend retreat and/or hunting ranch. Mature Oak trees and other large timber are in abundance as well as good open range areas for livestock. The Wakeman has excellent wildlife habitat, with a healthy amount of deer, turkey, hogs, etc. Access is excellent with plenty of options off Rush Creek Rd. One of the primary assets to the ranch is a live water creek that meanders through part of the property. The location is A+ to the metroplex and minutes from Decatur.

LOCATION:

- Located in Montague and Wise Co.
- 25 miles from Decatur
- 71 miles from Ft Worth
- 90 miles from Dallas

WILDLIFE:

- Whitetail deer and turkey hunting.
- Quail
- Hogs, Coyotes, Bobcats

WATER:

- Live Water Creek
- Water Well
- Multiple draws and small feeder creeks

UTILITIES:

- Electricity at Rush Creek Rd
- Water well available

MINERALS:

- No production available



**MOSSY OAK PROPERTIES
OF TEXAS**

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- Mineral Rights Reserved

VEGETATION:

- Native Grass
- Loads of hardwoods including but not limited to oak, hackberry, elm etc

TERRAIN:

- Flat to rolling
- Elevation changes throughout property

SOILS:

- Clay Loam and Sandy Loam

CURRENT USE:

- Cattle Ranch and private recreational ranch

POTENTIAL USE:

- Current Use
- Outfitter Ranch
- Corporate Entertainment
- High Fence

FENCING:

- 5 wire barbwire
- Good to average

ACCESS:

- Excellent access w/approx. 1/2 mile of Rush Creek Rd
- Some interior roads allowing access to property
- All in good to excellent condition

SURVEY:

- Yes

SHOWINGS:



MORE INFO ONLINE:

MoreofTexas.com

- Buyers agent must be identified on first contact and must be present at ALL showings of the property to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.
- All Appointments MUST be made with Listing Agent: Matt McLemore 940-781-8475

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.

Disclaimer: 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.

Disclaimer: Listing Agent may request financial ability to purchase property from buyer and/or buyers agents prior to scheduling a showing.

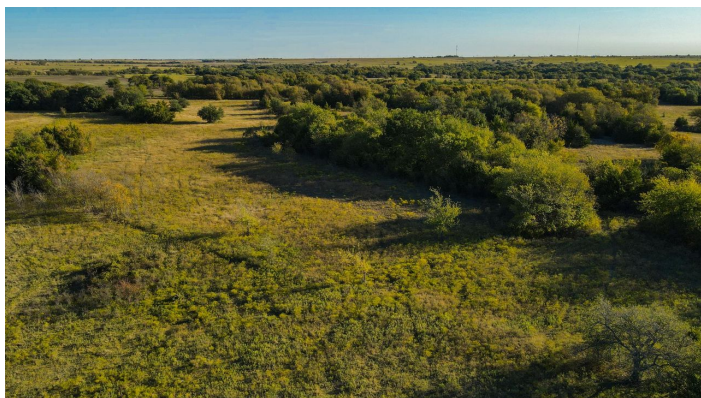


MOSSY OAK PROPERTIES
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**241 acres Wakeman Ranch, Montague Co
Forestburg, TX / Montague County**



241 acres Wakeman Ranch, Montague Co
Forestburg, TX / Montague County

Locator Maps



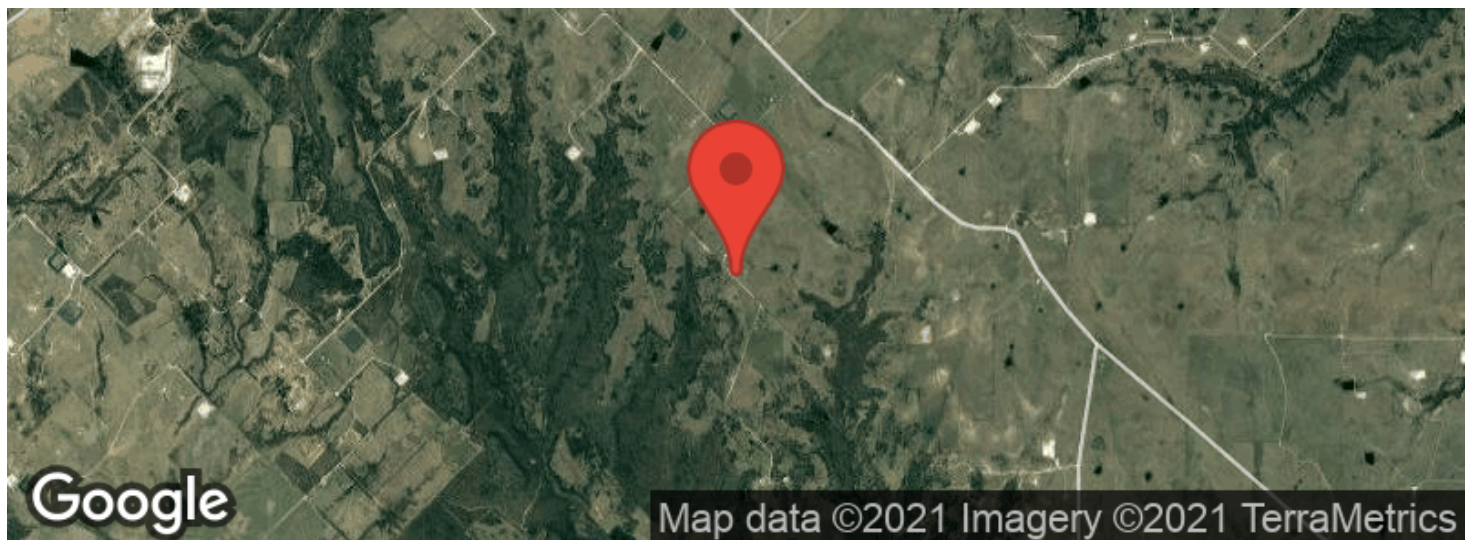
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241 acres Wakeman Ranch, Montague Co
Forestburg, TX / Montague County

Aerial Maps



241 acres Wakeman Ranch, Montague Co
Forestburg, 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.



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**

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