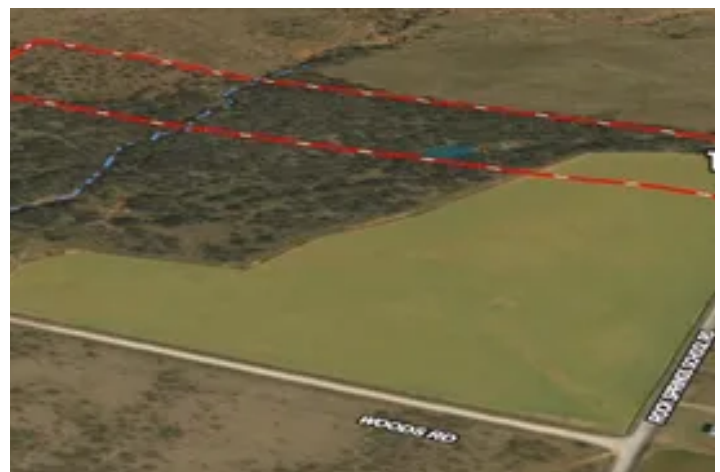
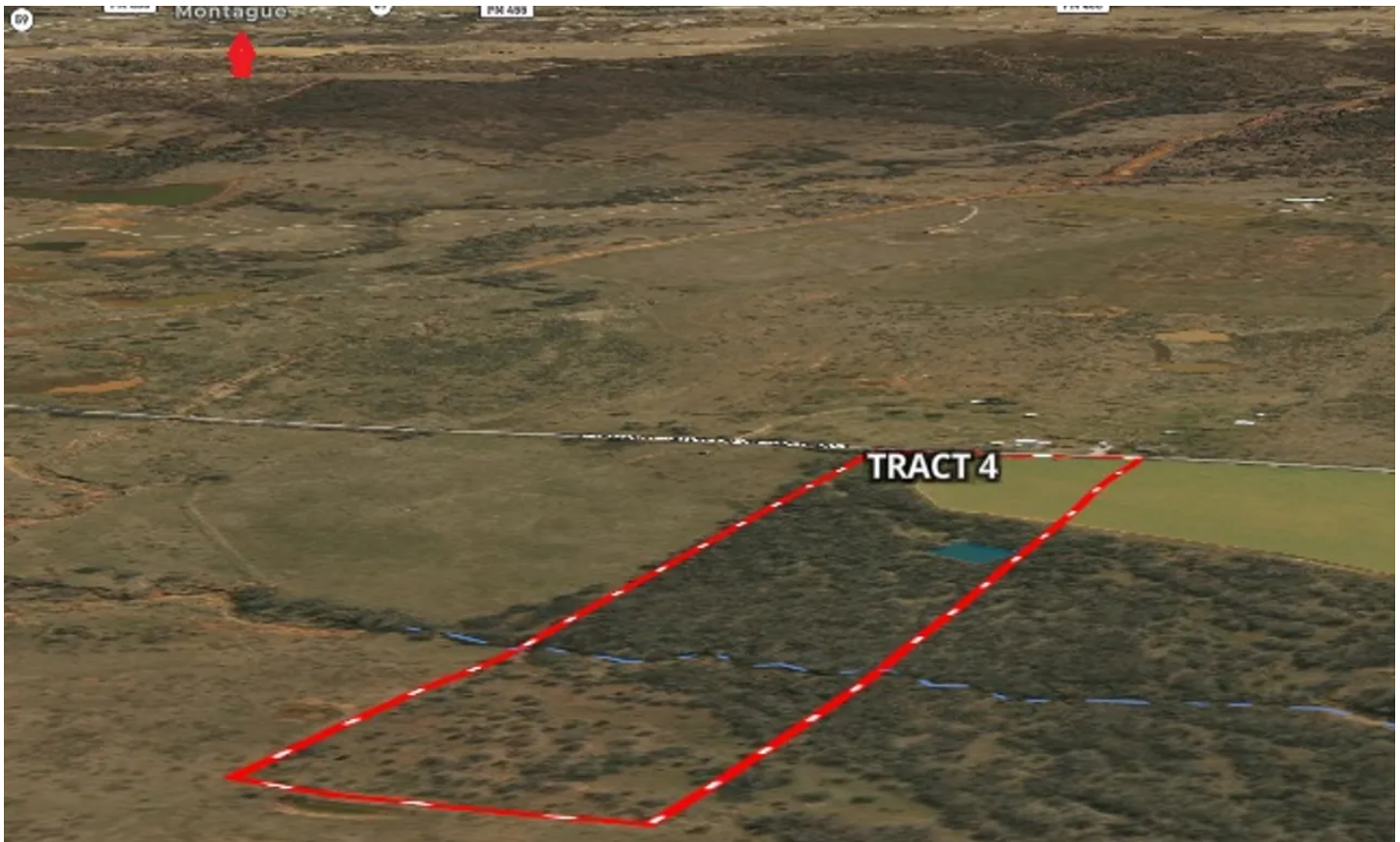


RS# 54574 - 22 +/- acres Tract 4 TBD Rock Springs School  
Rd, Montague TX  
TRACT 4 TBD Rock Springs School Rd  
Montague, TX 76251

**\$330,000**  
22± Acres  
Montague County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

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

**RS# 54574 - 22 +/- acres Tract 4 TBD Rock Springs School Rd, Montague TX**  
**Montague, TX / Montague County**

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**SUMMARY**

**Address**

TRACT 4 TBD Rock Springs School Rd

**City, State Zip**

Montague, TX 76251

**County**

Montague County

**Type**

Ranches

**Latitude / Longitude**

33.720987 / -97.760968

**Acreage**

22

**Price**

\$330,000

**Property Website**

<https://moreoftexas.com/detail/rs-54574-22-acres-tract-4-tbd-rock-springs-school-rd-montague-tx-montague-texas/54574/>



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**RS# 54574 - 22 +/- acres Tract 4 TBD Rock Springs School Rd, Montague TX  
Montague, TX / Montague County**

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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.

Johnny's 80 - TRACT 4 - 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 4 has with approx 3 acres of cleared land and approx 17 acres of heavily treed land.

SEE ALSO TRACTS 1, 2 AND 3 for additional options (aerial map in pictures)

DEED RESTRICTIONS will apply

LOCATION: Rock Springs School Rd, Montague County, Montague TX GPS: 33.720987,-97.760968

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  
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**MORE INFO ONLINE:**

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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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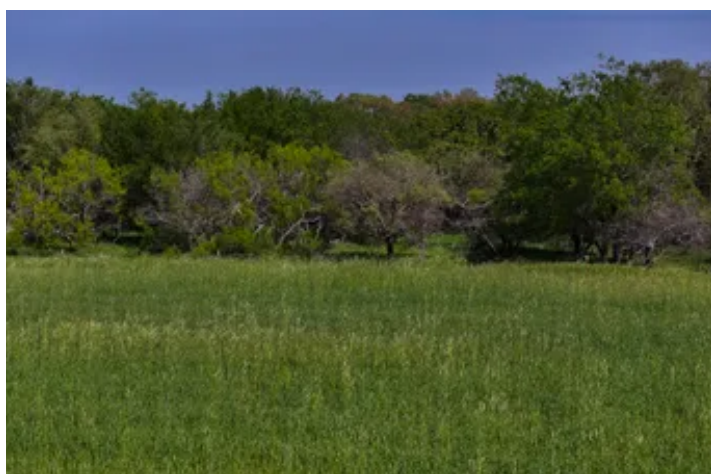
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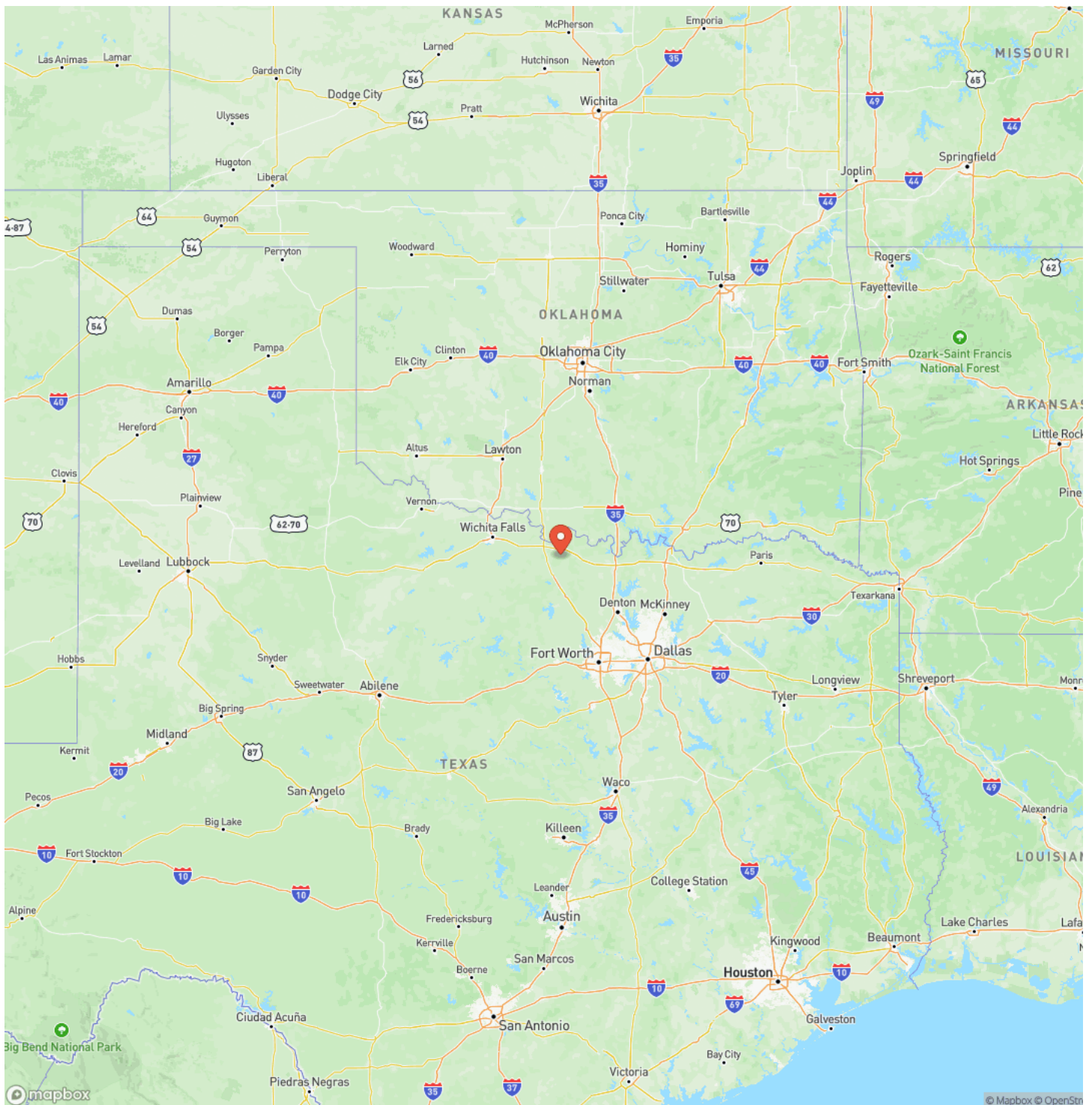
RS# 54574 - 22 +/- acres Tract 4 TBD Rock Springs School Rd, Montague TX  
Montague, TX / Montague County

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## Locator Map



**MOSSY OAK PROPERTIES  
OF TEXAS**

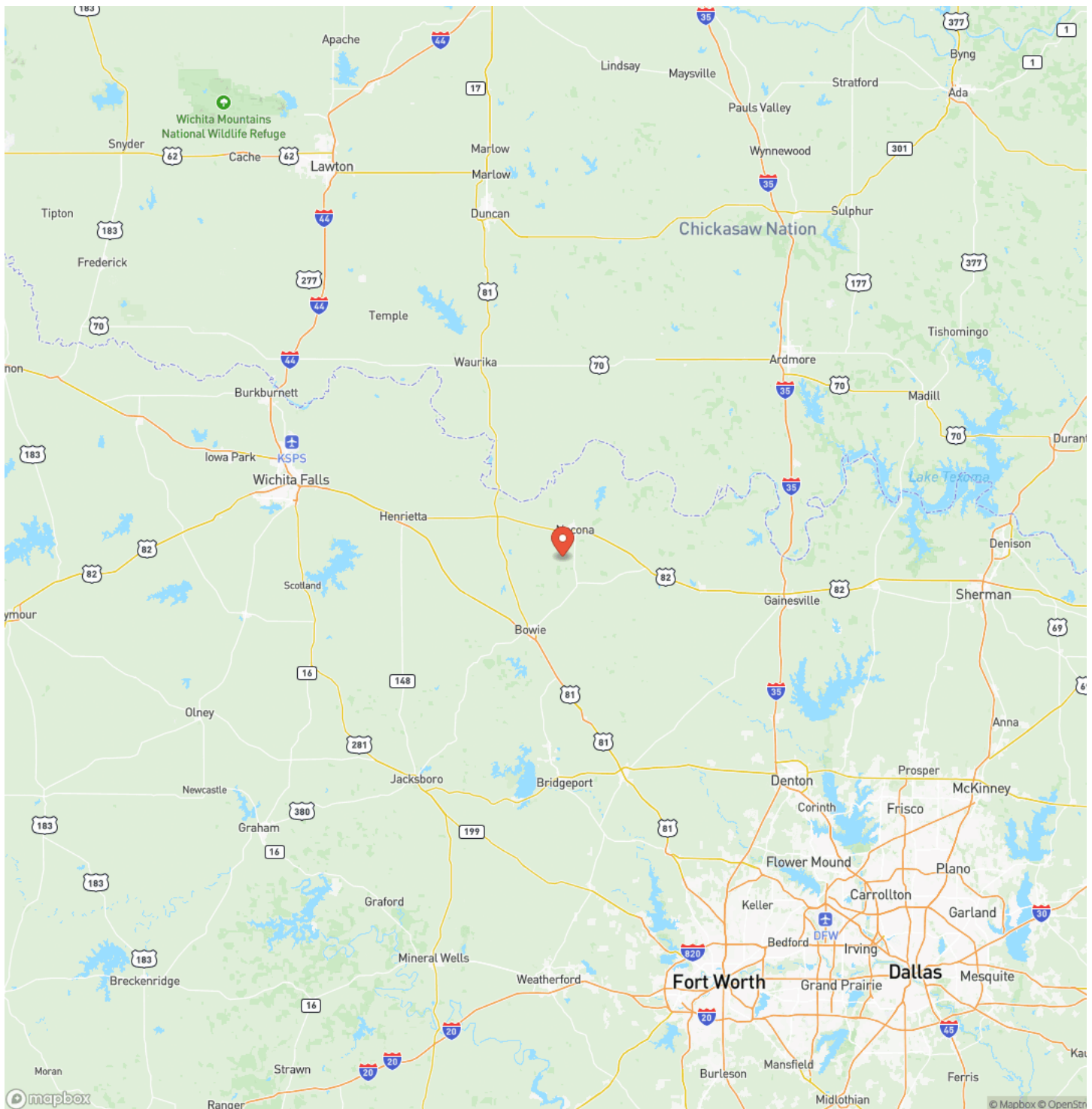
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## Locator Map



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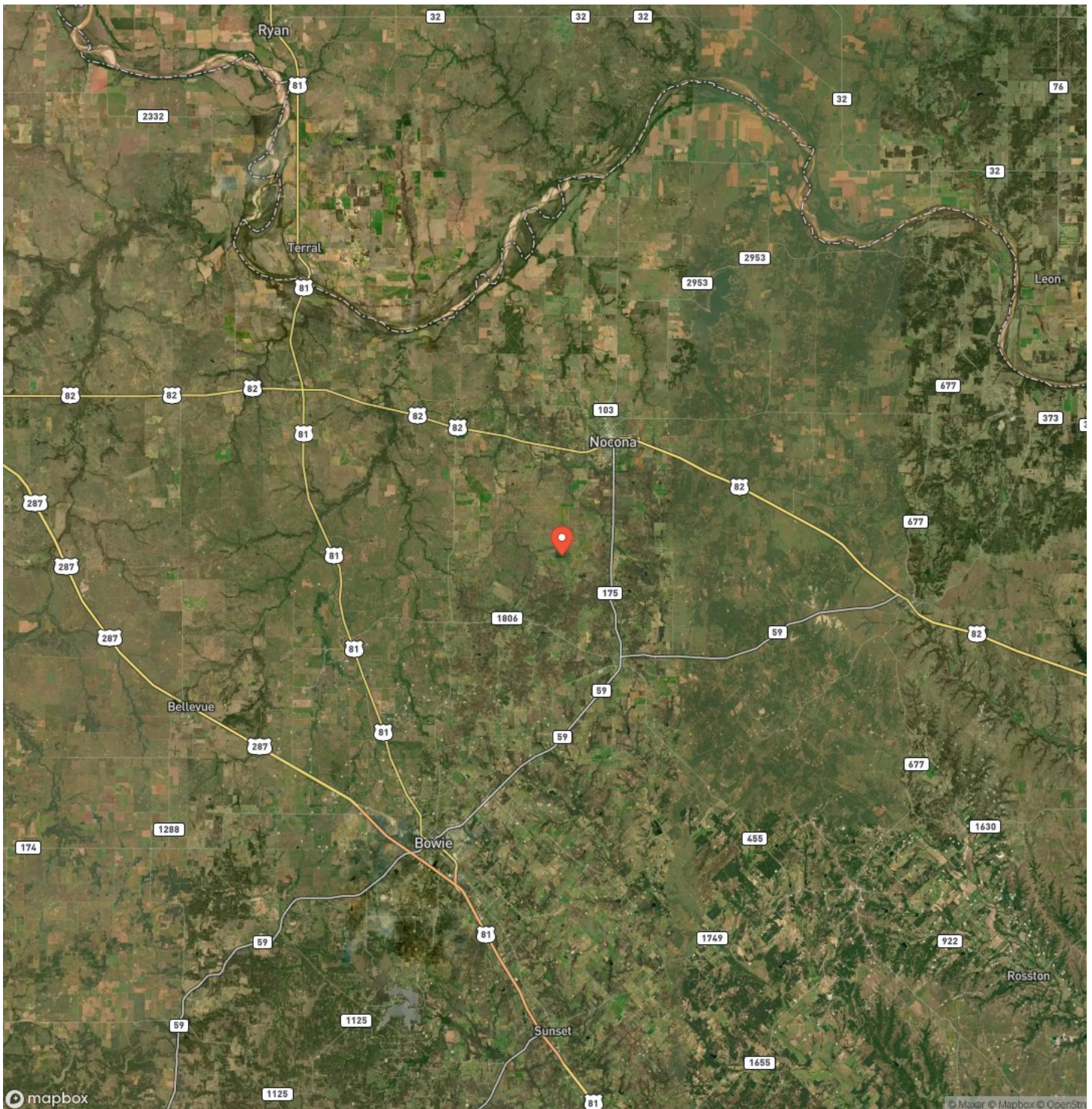
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## Satellite Map



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**RS# 54574 - 22 +/- acres Tract 4 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

[illegible]

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## This image shows a single 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.



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**Mossy Oak Properties of Texas**

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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