

TBD S Johnson Loop, Montague, TX 76251
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Montague, TX 76251

\$165,000
11± Acres
Montague County



TBD S Johnson Loop, Montague, TX 76251
Montague, TX / Montague County

SUMMARY

Address

TBD S Johnson Loop

City, State Zip

Montague, TX 76251

County

Montague County

Type

Lot, Farms

Latitude / Longitude

33.609722 / -97.718994

Dwelling Square Feet

479160

Acreage

11

Price

\$165,000

Property Website

<https://ranchmanproperties.com/detail/tbd-s-johnson-loop-montague-tx-76251-montague-texas/88276/>



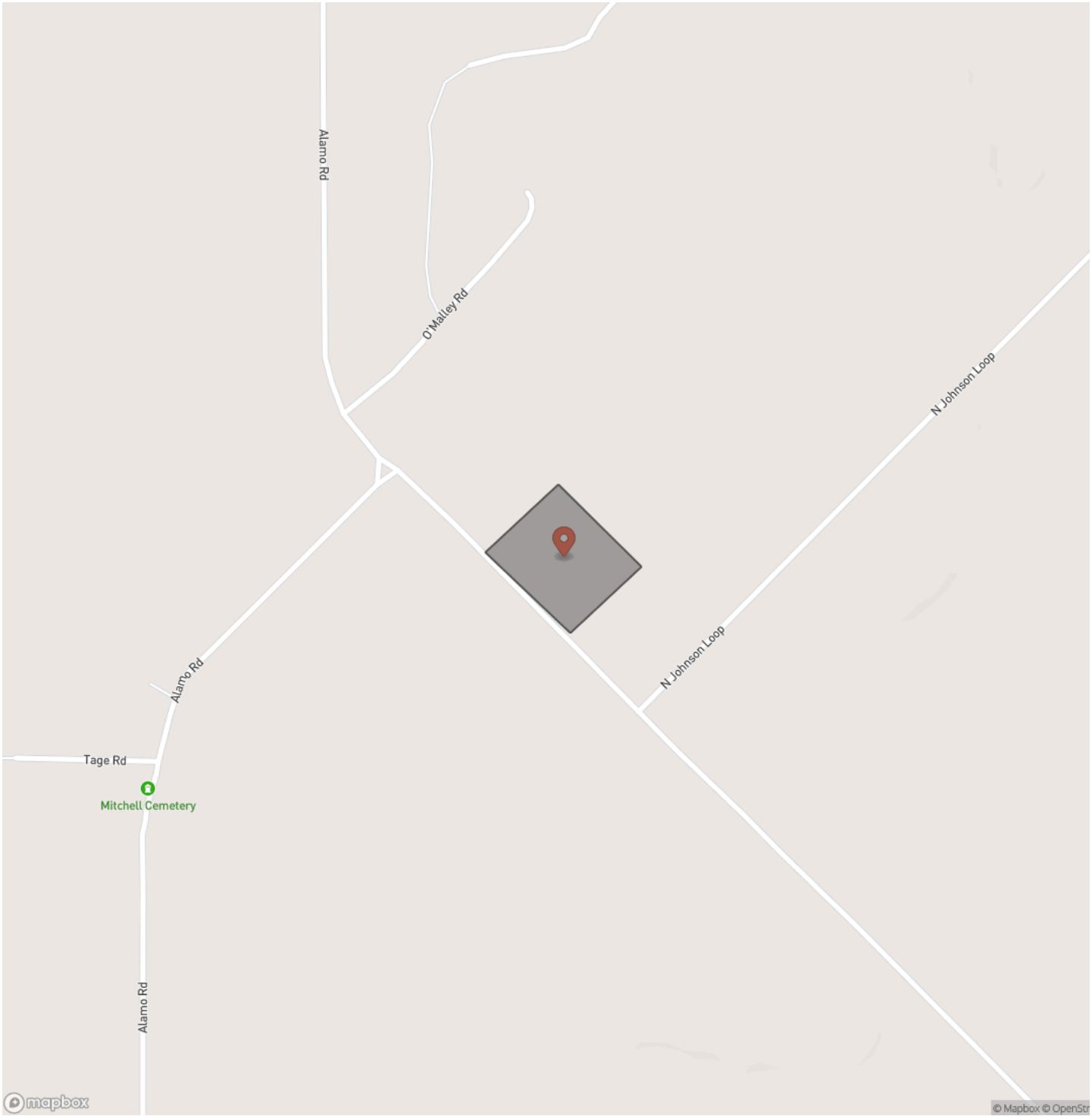
PROPERTY DESCRIPTION

This 11-acre property offers the perfect spot to build your single family residence dream home! With gently rolling hills, a serene pond, and beautiful views, this land provides the ideal setting for a peaceful country retreat. The property is fenced on three sides, has electricity available and features 750 feet of road frontage, making it easily accessible and ready for your new build. Located on a quiet loop surrounded by large ranches, the property offers a sense of privacy with minimal traffic. The peaceful setting ensures you can enjoy all the benefits of country living, with room for your cows, horses, chickens, and other pets to roam freely. Situated just 45 minutes from Decatur, Wichita Falls, Gainesville, and Denton, and only 15 minutes from Bowie and Nocona for your daily needs, this property offers the best of both seclusion and accessibility. Come see it for yourself and envision the possibilities. This property is ready to become your country paradise.

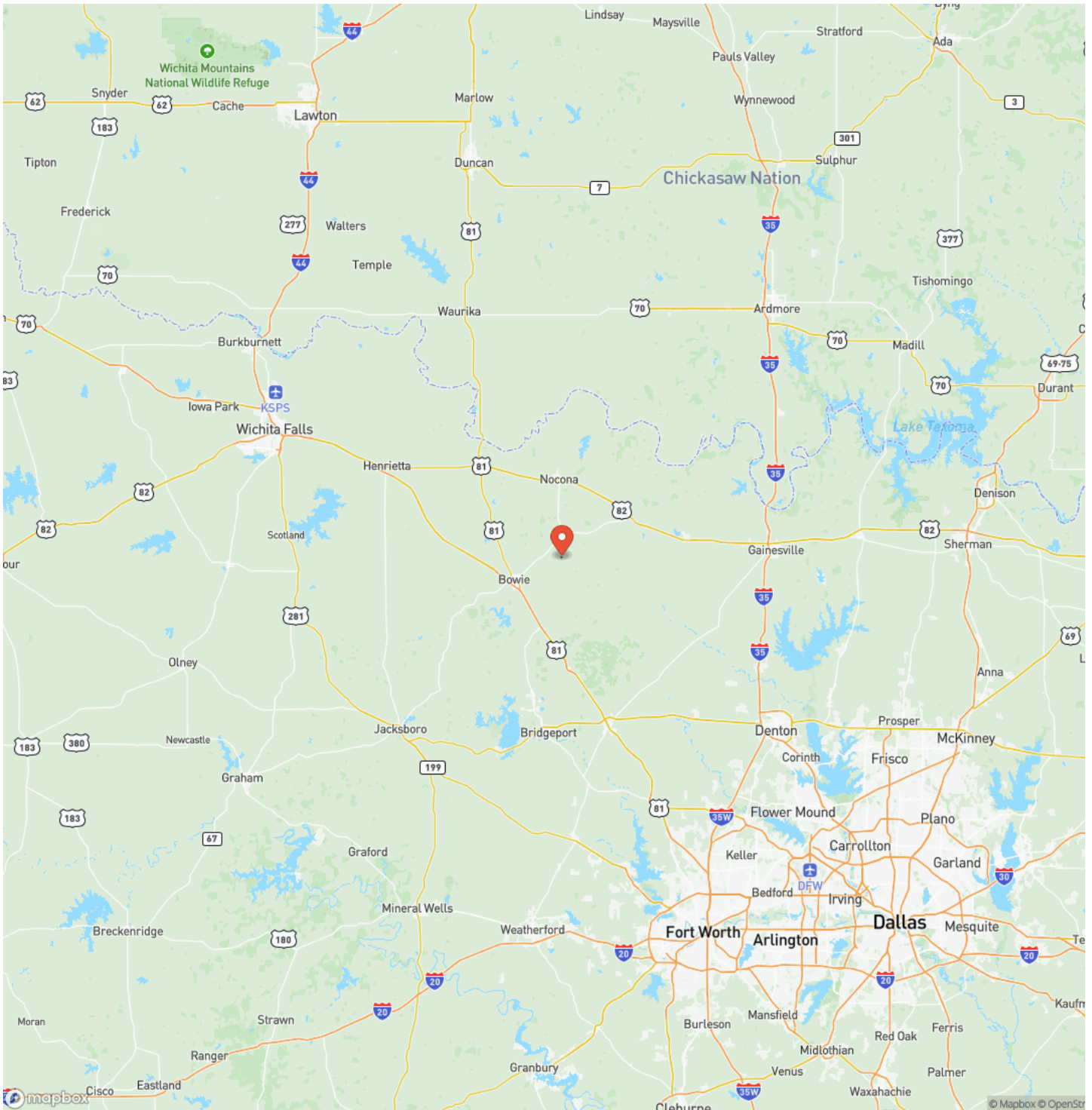
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Aune

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Address

City / State / Zip

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

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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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