Montague Hilltop Estate
6831 Hwy 175
Montague, TX 76251

$799,000
10.1± Acres
Montague County







SUMMARY

Address
6831 Hwy 175

City, State Zip
Montague, TX 76251

County
Montague County

Type
Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude
33.681536 / -97.72307

Dwelling Square Feet
4,461

Bedrooms / Bathrooms
5 / 4.5

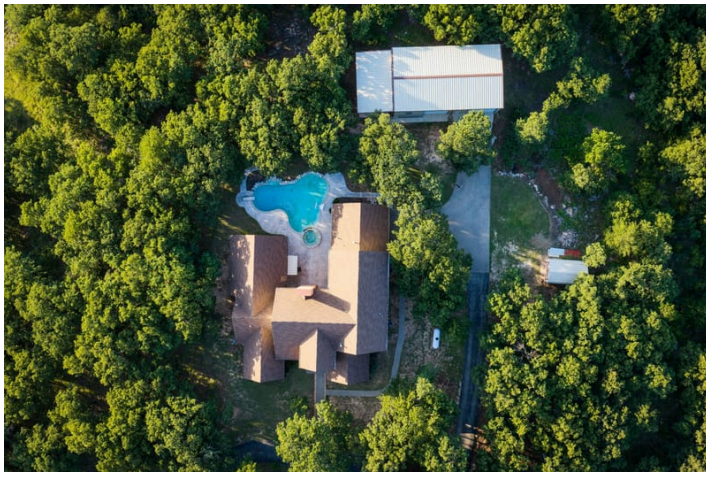
Acreage
10.1

Price
$799,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

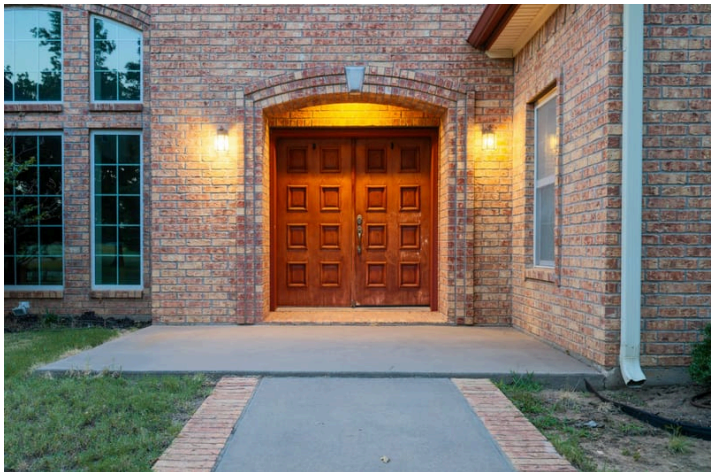
Welcome to this exceptional 10.10 +/- acre country estate nestled in the rolling hills of Montague, Texas, just off Highway 175! From the moment you enter through the private gated entrance, an asphalt driveway winds through the scenic landscape and leads to the hilltop home where peaceful country living and beautiful views await. Built in 1999 with a durable steel frame and classic brick exterior, this impressive 4,461± sq. ft. residence offers 5 bedrooms, 4.5 bathrooms and an ideal layout for both everyday living and entertaining. The spacious kitchen is a chef's dream featuring custom maple cabinetry, granite countertops, stainless steel appliances, and a commercial-grade gas range. The inviting living room is highlighted by a stunning floor-to-ceiling stone fireplace, creating a warm and welcoming gathering space. Step outside and discover the property's true centerpiece, a private backyard retreat complete with an in-ground chlorine swimming pool, relaxing hot tub, and expansive concrete patio. Whether you're hosting family barbecues, entertaining guests, or enjoying quiet evenings under the Texas sky, this outdoor space is designed to be enjoyed year-round. Additional improvements include an attached two-car garage, a 32' x 70' insulated shop with abundant space for equipment, hobbies, or storage, and an additional storage shed for added convenience. Rural water and co-op electricity provide dependable utilities. The property's rolling terrain offers scenic views, mature trees, and excellent wildlife habitat. Whitetail deer, turkey, hogs, and other native wildlife make this an outstanding recreational property for outdoorsmen as well! If you have been in the market for that perfect place to call home, this one-of-a-kind North Texas estate is ready to exceed your expectations! The seller will offer a $7,500 credit for new carpet for the home. This property is conveniently located 2 +/- minutes from Montague, TX, 15 +/- minutes from Bowie, and just over an hour from Fort Worth making it the perfect balance of privacy, recreation, and accessibility. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at (817) 913-5323.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





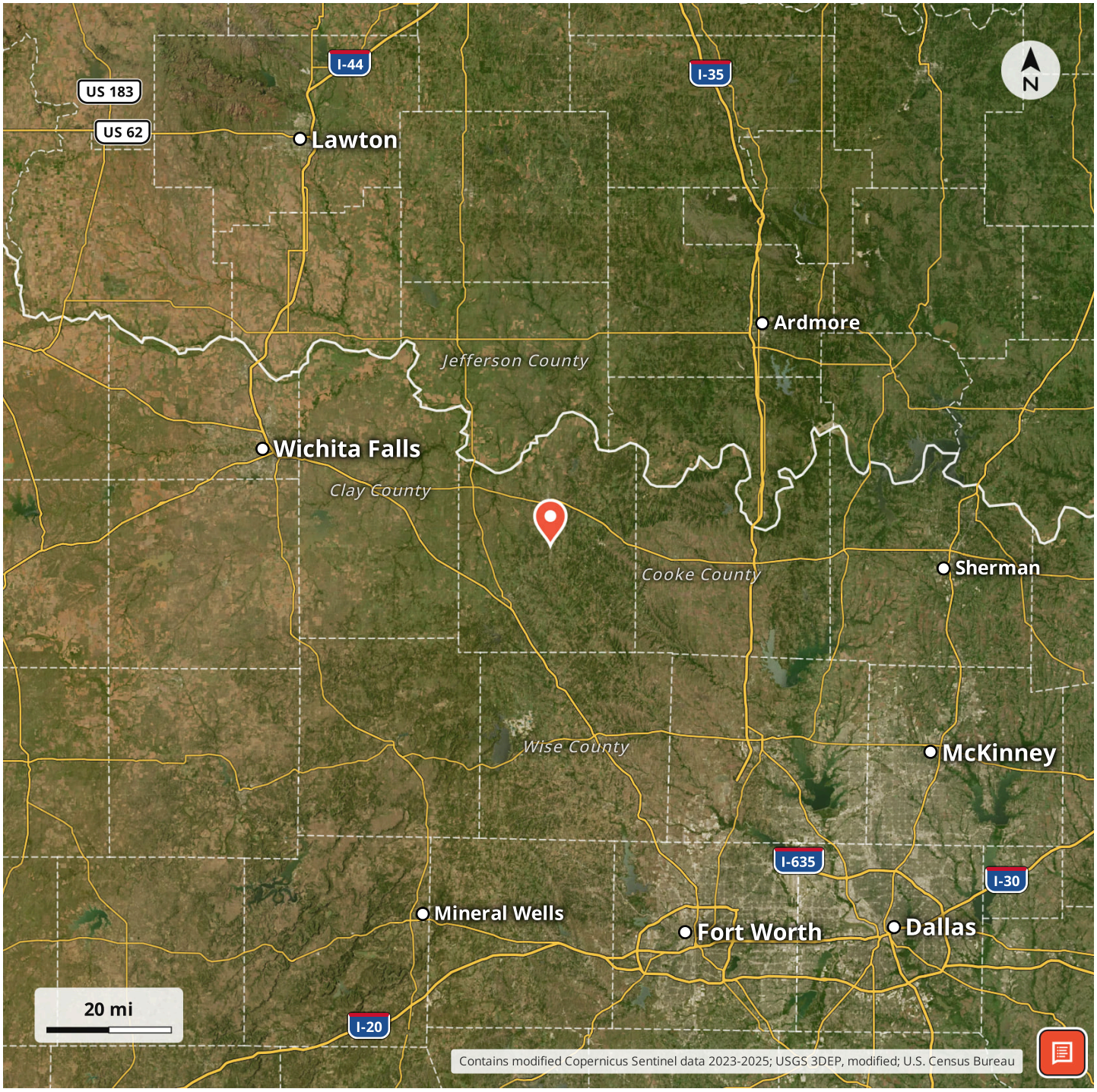




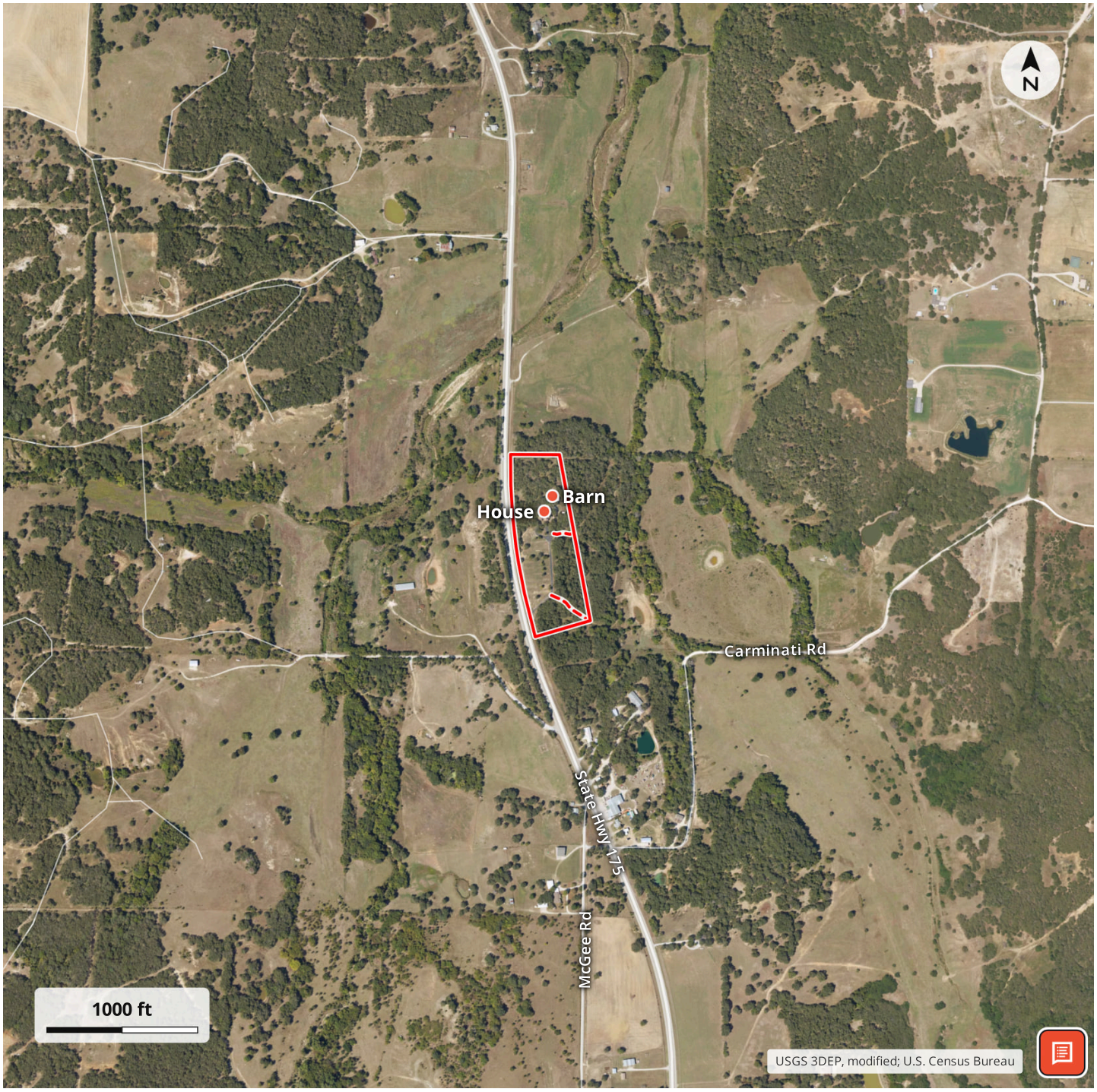




Regional Map



Locator Map


N
Barn
House
Carminati Rd
State HWY 175
McGee Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jimmy Padgett

Mobile
(817) 913-5323

Email
jimmy.padgett@arrowheadlandcompany.com

City / State / Zip
Roanoke, TX 76262

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Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/