

Montague Hilltop Estate
6831 Hwy 175
Montague, TX 76251

\$1,249,000
47.52± Acres
Montague County



Montague Hilltop Estate
Montague, TX / 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

33.680652 / -97.720878

Dwelling Square Feet

4,461

Bedrooms / Bathrooms

5 / 4.5

Acreage

47.52

Price

\$1,249,000

Property Website

<https://arrowheadlandcompany.com/property/montague-hilltop-estate/montague/texas/97680/>



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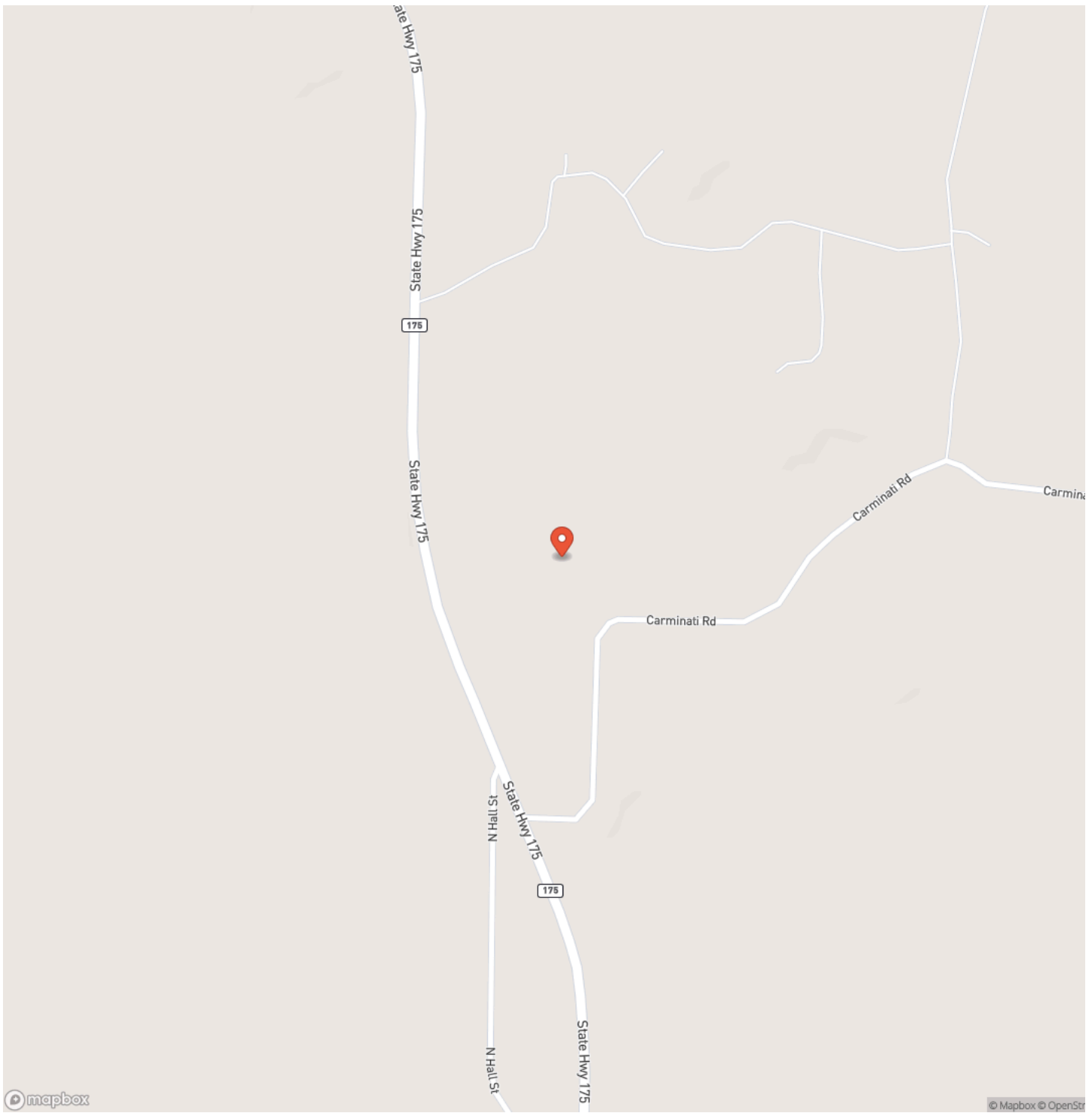
PROPERTY DESCRIPTION

PRICE REDUCED! Welcome to this exceptional 47.52+/- acre ranch with a beautiful estate located just off Highway 175 in the rolling hills of Montague, Texas! A gated entrance off the highway leads to an asphalt driveway, winding to the peaceful hilltop where the home is located. Built in 1999, the spacious 5 bed / 4.5 bath home has 4,461+/- sq. ft. of living space with a durable steel frame and brick exterior. Inside, the kitchen features maple cabinetry, granite countertops, stainless appliances, and a commercial gas stove-perfect for those who love to cook and entertain. The living room is anchored by a stunning floor-to-ceiling stone fireplace, adding a warm and comfortable feeling to the home's interior. The home has plenty of space for a growing family and for hosting guests. Outdoor improvements make this place truly shine! There is an in-ground chlorine pool with a hot tub and surrounding concrete patio that is ideal for family gatherings or relaxing summer evenings. There is plenty of room to put an outdoor grill or smoker in this space as well. There is also an attached 2-car garage that provides convenient vehicle parking. Utilities include rural water and co-op electricity. A 32'x70' insulated shop provides ample room for equipment, storage, or projects, complemented by an additional storage shed nearby. The property features some unique topography that provides some scenic views. There is a fenced, 24.65+/- acre east pasture currently under ag exemption that can be used to run a few cows. The two stock ponds, and a wet-weather creek meandering through the center of the property provide water sources for the wildlife and livestock. The habitat supports great local wildlife, including whitetail deer, hogs, turkey, and varmints-making the ranch enjoyable for hunters. Kubota tractor and Kubota UTV can be negotiated separately for a turn-key setup. This great country living opportunity is located just 2+/- minutes from Montague, 15+/- minutes from Bowie, and 1 hour and 22+/- minutes from Fort Worth. 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](tel:8179135323). 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.

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Locator Map

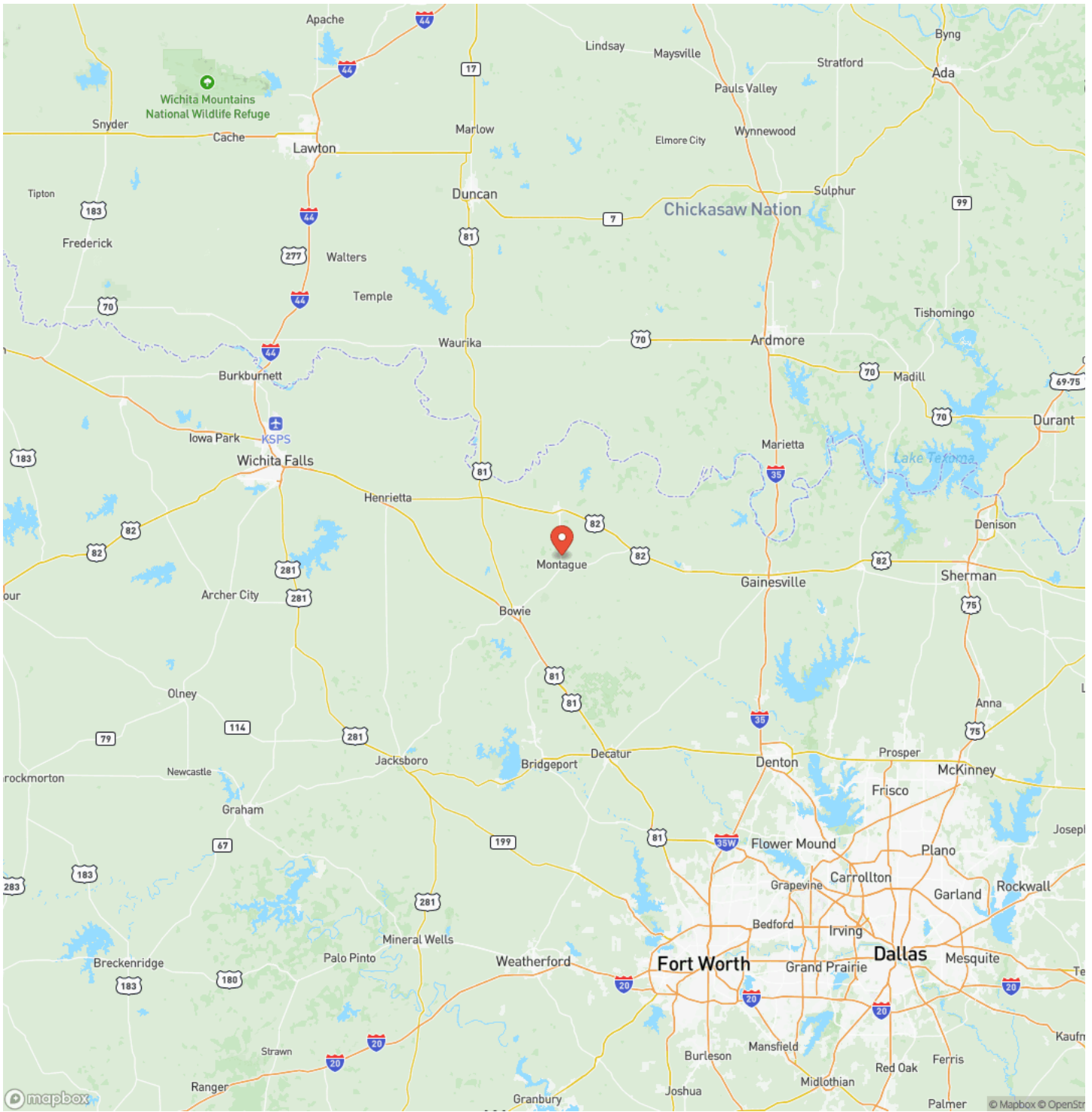


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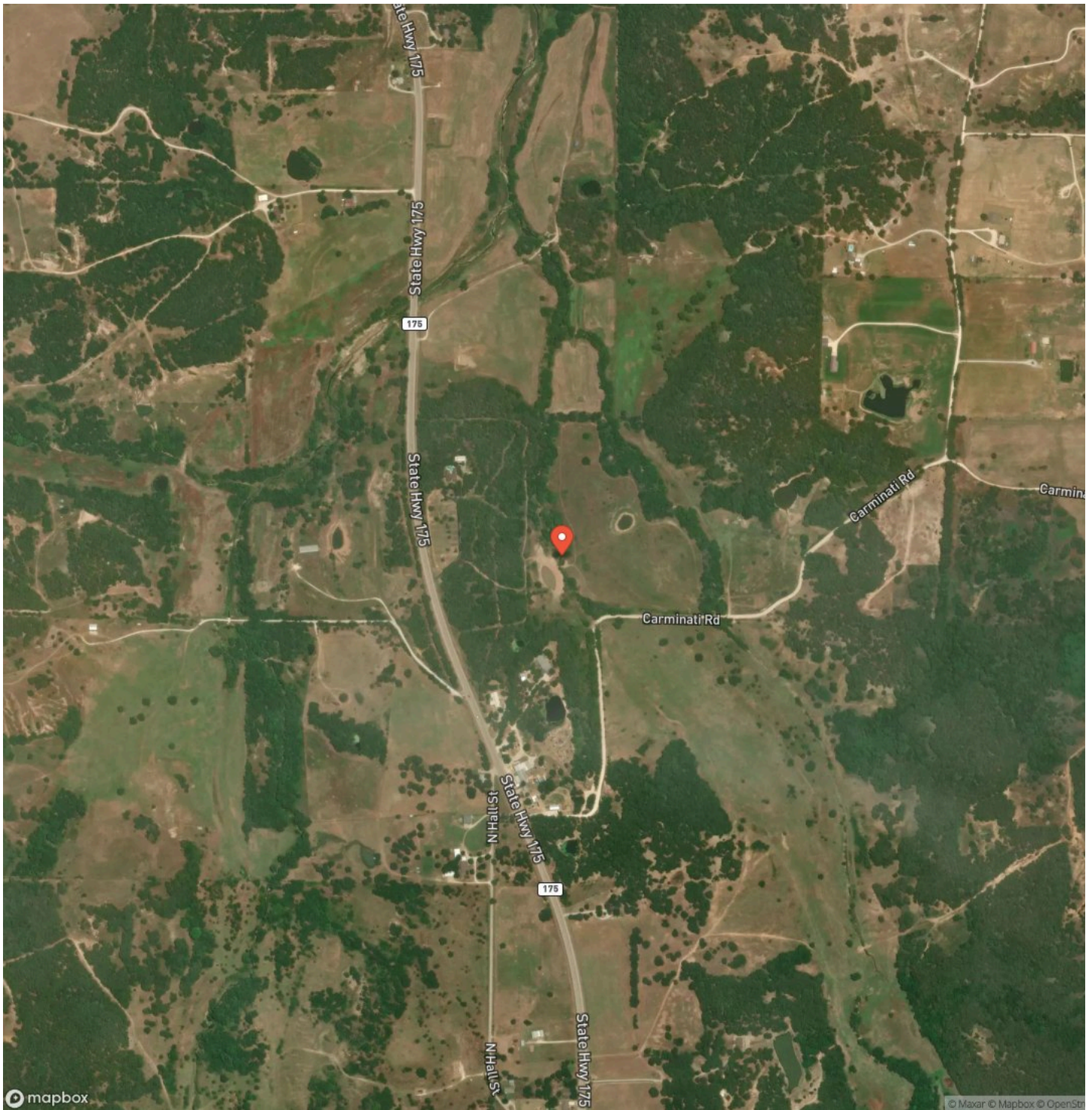
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Locator Map



Satellite Map



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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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