

River Star Ranch
Ringgold, TX 76255

\$2,442,730
287± Acres
Montague County



River Star Ranch
Ringgold, TX / Montague County

SUMMARY

City, State Zip

Ringgold, TX 76255

County

Montague County

Type

Riverfront, Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

33.820378 / -97.943647

Acreage

287

Price

\$2,442,730



PROPERTY DESCRIPTION

Property Description:

The River Star Ranch is 287 +/- acres on the banks of the Red River in Montague County. This property is ideal for recreational hunting and fishing, running cattle, or building your dream home. The river frontage combined with wooded terrain creates a habitat for the native wildlife and provides some of the best hunting in north Texas. It is a rare opportunity to find river frontage property in Montague County on the market.

Location:

The property is in Ringgold, TX, 30 miles east of Wichita Falls, approximately 100 miles northwest of Dallas/Fort Worth. There is easy access to the property via US HWY 82 and maintained county roads.

Land:

This 287 +/- acre ranch features a combination of open pasture for livestock, wooded terrain, bottom land, and river frontage. The property is fenced and cross fenced on the south side, includes cattle pens, electricity, and a water well. There is a drivable trail through the bottom land that provides access to the riverbank. Coastal Bermuda, wheat, and native grasses thrive on this property.

Water:

Aside from the river frontage, the ranch also features three ponds and a water well. The largest pond is stocked with largemouth bass, crappie, catfish, and bluegill. The Red River provides easy water access to fulfill all your ATV, airboat, and fishing needs. The Red River is known for exceptional fishing.

Terrain/Topography:

There are approximately 110' of elevation changes from the higher ground along the southern portion sloping to the river bottom. Most of the property soil is sandy loam and clay soil.

Recreation/Hunting:

The ranch is currently operating as a recreational hunting and cattle ranch. There are multiple areas that are cleared and have been planted as food plots. This ranch will easily accommodate multiple hunters with great opportunity to hunt deer, turkey, hogs, and many species of migratory game birds. There is no shortage of Native Texas wildlife on this Red River frontage property.

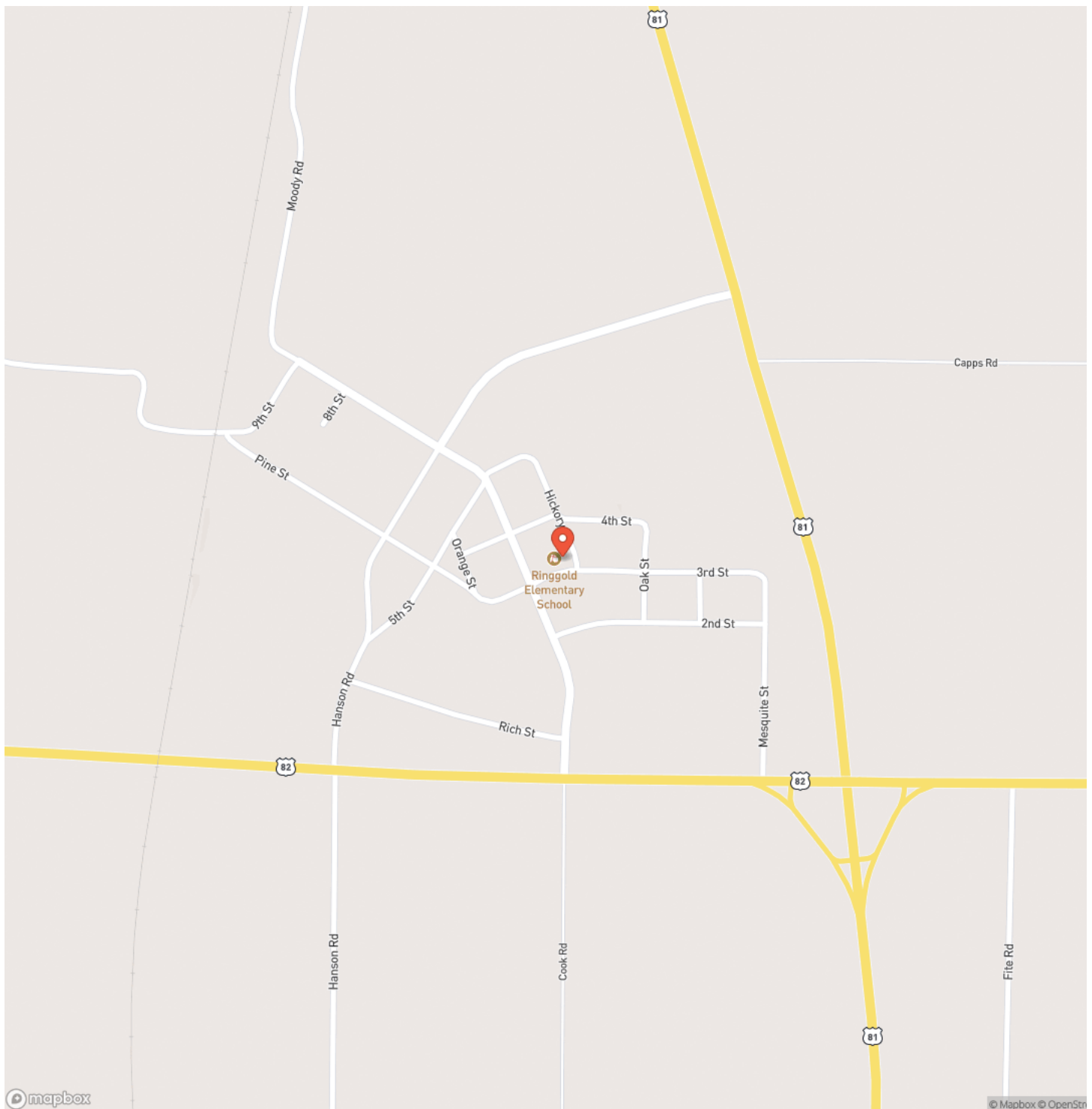
Minerals:

Consult listing broker for information on minerals.

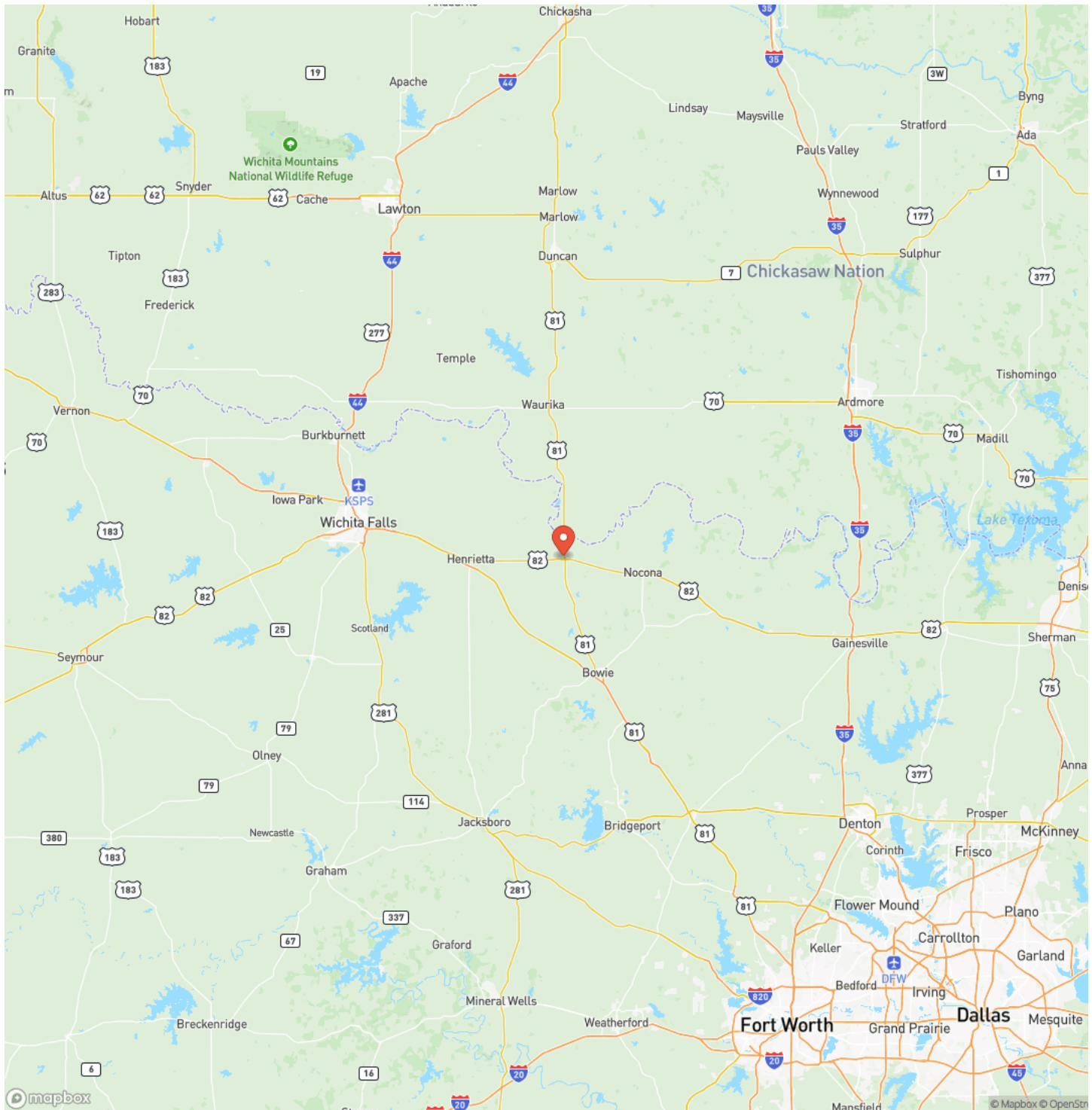




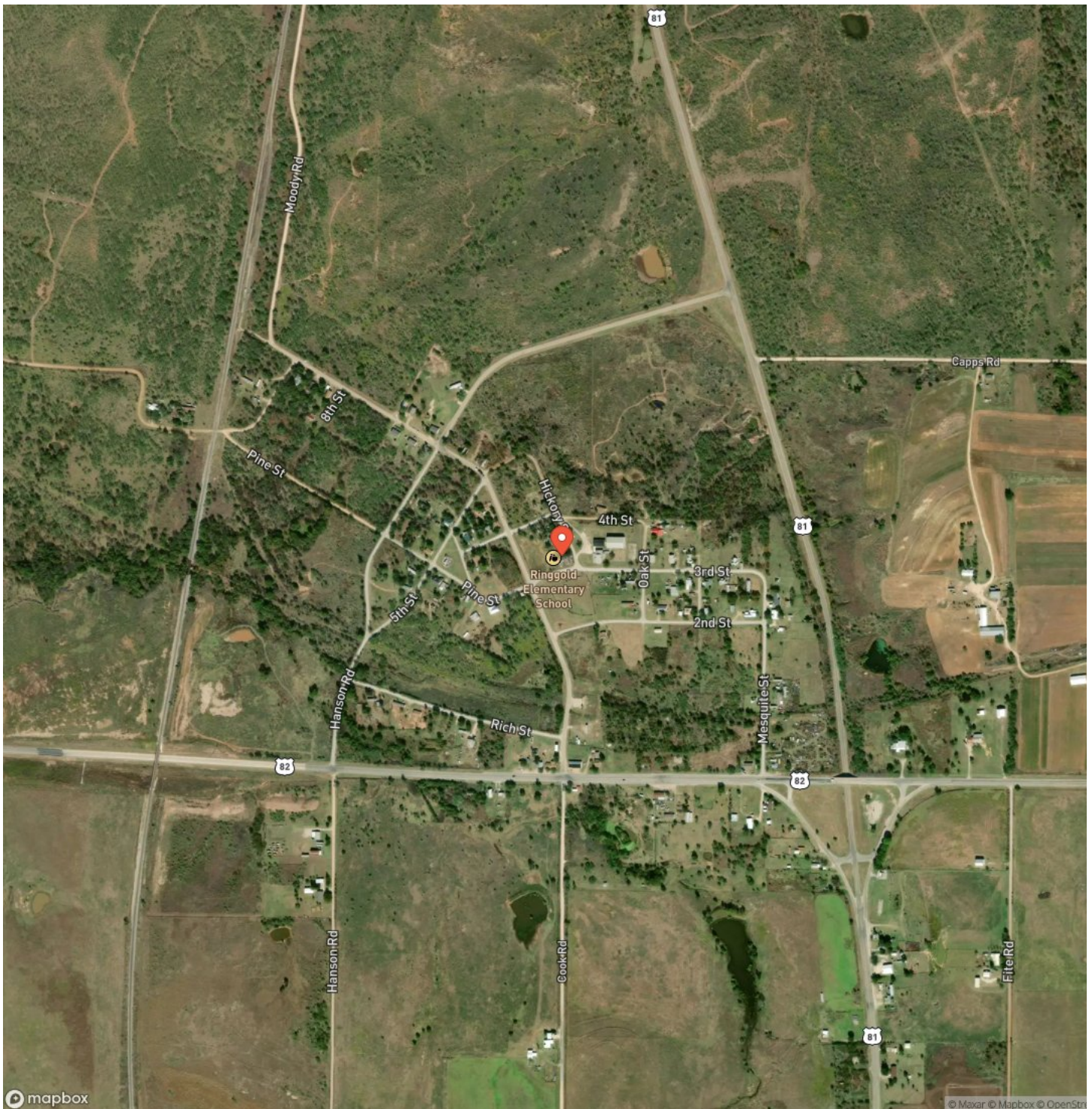
Locator Map



Locator Map



Satellite Map



River Star Ranch
Ringgold, TX / Montague County

LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES



MORE INFO ONLINE:

www.ttranchgroup.com

[illegible]

MORE INFO ONLINE:
www.ttranchgroup.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.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

