

CENTURY 21

Judge Fite Company



2753 BIG TREE ROAD

MONTAGUE, TX 76251



\$1,147,800



1 acres

DESCRIPTION

2753 Big Tree Rd., Montague, Texas 76± Acres – Country Living, Hunting, and Livestock Retreat Nestled in the heart of Montague County, this beautiful 76± acre property offers the perfect blend of privacy, natural beauty, and functionality. The land features a charming 1,150 sq. ft. farmhouse with 2 bedrooms and 1 bath, with some recent updates that make it comfortable for full-time living or a peaceful weekend getaway. Utilities are already in place, including electricity, a septic system, and a private water well supplying the home. A 720 sq. ft. equipment shed and pipe working pens add convenience for ranching or livestock operations. The property is fenced and cross-fenced, making it ready for cattle or other animals. With county road frontage on two sides, access is easy and convenient. The land itself is a true gem — featuring a mix of open grassy meadows and heavy cover with large oak, elm, and cottonwood trees, as well as native brush that provides excellent habitat for wildlife. Four large surface tanks offer great water sources for livestock and are perfect for fishing and attracting game. Whether you're looking for a productive ranch, an excellent hunting and fishing property, or a beautiful homesite with multiple potential building locations, this property offers it all. It's private, scenic, and tranquil- yet just a short drive from town.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21110770
YEAR BUILT:
COUNTY: Montague
TRACT OR SUBDIVIION: unknown
LIST DATE: 11/12/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 76.52
LOT SIZE (SQFT): 3,333,211

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Cleared
- Wooded

FENCING:

- BarbedWire
- Fenced

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Teresa Lee 

PHONE: 325.646.1229

BROKERED BY: Stephens Ranch Hand Real Estate

century21judgefite.com

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