

CENTURY 21[®]

Judge Fite Company



CARMINATI

MONTAGUE, TX 76251



\$828,750



1 acres

DESCRIPTION

Discover the perfect blend of beauty and opportunity with this stunning 65+- acre tract located just north of Montague, Texas. This exceptional property offers rolling hills that create sweeping, long-range views of the surrounding countryside, making it an ideal setting for a ranch, recreational retreat, or future homesite. The land features a picturesque mix of mature oak trees and open pasture, providing both shade and usability. Elevation changes add character and privacy, while the gently rolling terrain makes the property enjoyable to explore and easy to improve. The pasture areas are well-suited for grazing, wildlife, or building, and the scattered oaks create classic North Texas scenery. Whether you're looking to build your dream home, establish a weekend getaway, or invest in quality Texas land, this property delivers peace, privacy, and natural beauty—all in a highly desirable location near Montague. Enjoy wide-open spaces, quiet country living, and incredible views that make this acreage truly special.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21130532
YEAR BUILT:
COUNTY: Montague
TRACT OR SUBDIVIION: MacLaughlin
LIST DATE: 12/18/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 65
LOT SIZE (SQFT): 2,831,400

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- HardwoodTrees
- Pasture
- RollingSlope
- RockOutcropping
- ManyTrees

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- None
- OverheadUtilities

ADDITIONAL PROPERTY DETAILS

LISTED BY: Matthew Fenoglio 

PHONE: 940.825.6094

BROKERED BY: Superior Land & Homes LLC

century21judgefite.com

each office is independently owned and operated