

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 287 MCCLAIN LANE

SUNSET, TX 76270



\$800,000



1 acres

## DESCRIPTION

I See trees of Green and Pastures too- This 80 acres is at the end of a lane with lots of privacy and trees. This property features lots of oak trees and extremely fertile sandy soil. It could be an excellent building spot, hunting area or small ranch. Deer and turkey were spotted on the day of listing. Electricity is on the premises and one stock pond. It also has some coastal that has been cut for hay the last several years. The multiple purposes this property has makes it truly one of a kind.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21160594

**YEAR BUILT:**

**COUNTY:** Montague

**TRACT OR SUBDIVIION:** Panola County School Land Surv

**LIST DATE:** 01/21/2026

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 80

**LOT SIZE (SQFT):** 3,484,800

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Pasture
- PondOnLot
- ManyTrees

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Josh Swint 

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**BROKERED BY:** Sue Swint Realty

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