

CENTURY 21[®]

Judge Fite Company



6831 STATE HIGHWAY 175

MONTAGUE, TX 76251



\$1,325,000



1 acres

DESCRIPTION

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 and 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.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21162203

YEAR BUILT:

COUNTY: Montague

TRACT OR SUBDIVIION: The Original Townsite in Montague

LIST DATE: 01/23/2026

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 47.52

LOT SIZE (SQFT): 2,069,971

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- PondOnLot

FENCING:

- BarbedWire
- CrossFenced
- Fenced
- Gate

UTILITIES

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- Propane
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jimmy Padgett 

PHONE: 817.913.5323

BROKERED BY: Arrowhead Land Company