

CENTURY 21

Judge Fite Company



DYE MOUND RD

FORESTBURG, TX 76239



\$1,368,000



1 acres

DESCRIPTION

Welcome to 144 acres of raw, untouched land in the highly desirable Forestburg area of Montague County, available for purchase for the first time in over 100 years after being held in the same family. Located in the heart of the Cross Timbers region, this ranch offers over 80 feet of elevation change, breathtaking hilltop views, towering mature hardwoods, and a deep creek that holds water year-round. The property is heavily wooded with numerous 100+ year-old oak and pecan trees that stand as living monuments to its rich history, while pockets of open areas provide ideal locations for food plots, future homesites, or improved pasture. From a hunting standpoint, this ranch checks every box, Forestburg is known for producing quality whitetail deer, and the dense timber, year-round water source, natural funnel points, and established bedding cover create exceptional wildlife habitat. Hogs, turkey, dove, and small game further enhance the recreational appeal. The rolling topography delivers stunning sunset views across hardwood-covered ridges, with multiple elevated build sites perfect for a custom home overlooking the Texas landscape. With electricity already on site and road frontage on Die Mound Road, the groundwork is in place for someone with vision to transform this property. Minerals do not convey, and three oil pad sites are located on the western portion of the property, tucked away so they do not detract from the beauty or functionality of the land. Currently under agricultural exemption and used for recreation and wildlife habitat, this ranch presents tremendous potential as a private hunting retreat, custom homestead, weekend escape, or long-term investment. Located just 22 miles from Bowie, 31 miles from Gainesville, 33 miles from Sanger, and approximately 70 miles from Dallas, this property offers privacy without sacrificing accessibility. This is a blank canvas with all the ingredients to become a generational ranch built to be enjoyed and passed down.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21179915

YEAR BUILT:

COUNTY: Montague

TRACT OR SUBDIVIION: Acres: 122.000 Ab 121 Blk 30 Calhoun Csl Survey

LIST DATE: 02/13/2026

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 144

LOT SIZE (SQFT): 6,272,640

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- HardwoodTrees
- RollingSlope
- ManyTrees
- Wooded

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Keaton Livingston 

BROKERED BY: Mossy Oak Properties Lone Star Farm & Ranch

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