

CENTURY 21

Judge Fite Company



230 KEYES ROAD

SUNSET, TX 76270



\$675,000



1 acres

DESCRIPTION

Exceptional opportunity to own a versatile rural approx 40 acre property in a highly desirable location with convenient, quick access to the highway. Featuring road frontage on two sides, this tract offers excellent accessibility and flexibility for future use. The land showcases beautiful elevation changes that create stunning long-range views and multiple prime homesite options. A scenic pond enhances both the landscape and functionality of the property, providing a reliable water source for livestock and attracting abundant native wildlife. Heavily treed areas offer privacy and natural cover, while thoughtfully cleared openings promote healthy native grasses and create ideal conditions for wildlife habitat. Whether you're seeking a private rural retreat, working ranch, livestock operation, or recreational getaway, this property offers the perfect balance of beauty and practicality. An outstanding combination of location, topography, and usability ready to be yours.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21190863

YEAR BUILT:

COUNTY: Montague

TRACT OR SUBDIVIION: Rr Scott Surv A-695

LIST DATE: 02/25/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 40.85

LOT SIZE (SQFT): 1,779,426

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- HardwoodTrees
- PondOnLot
- ManyTrees
- Wooded

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Melaina Middleton 

PHONE: 817.602.7617

BROKERED BY: Texas Landmark Realtors

century21judgefite.com

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