

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD MERRITT ROAD

FORESTBURG, TX 76239



\$1,899,000



1 acres

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## DESCRIPTION

This beautiful country property is located near the very popular Forestburg community in the southeastern corner of Montague County. Convenient to access, yet remote, quiet, and very private. This 180.7-acre ranch property has no existing structures and is ready to build your dream home or a weekend getaway! The land is the perfect mix of large trees (mostly oak) and open native grasses, providing opportunities for hunting, cattle grazing, horseback riding, family recreation, or just relaxing under the stars. Located approximately 63 miles from Fort Worth, 36 miles NW of Denton, 23 miles north of Decatur, and is just 6 miles outside of Forestburg. The property has over 700 ft of county road frontage with electric service available along the road. A wet-weather creek transverses the ranch through a thickly wooded area having some rugged ravines, providing great cover and habitat for the whitetail deer, turkey, and wild hogs that inhabit this land. There are elevation changes of 80 feet throughout the ranch, with most of the open grassy acreage at the higher elevation levels, providing some scenic views of the countryside and great potential building sites. There is one stock tank located near the Merritt Road frontage and potential sites for constructing additional ponds. There are several registered water wells in the immediate area with reported depths ranging from 260ft -530ft. with flows of 10-15 gallons per minute. The property is currently ag-exempt with low property taxes. There is one oil-gas well site on this property, located at the rear of the property and accessed from the neighboring eastern property. The Sellers' mineral interest will not convey. Boundaries as outlined on provided maps are approximate and based upon a recent survey that will be provided to the new owners.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21204755  
**YEAR BUILT:**  
**COUNTY:** Montague  
**TRACT OR SUBDIVIION:** MCADAMS  
**LIST DATE:** 03/11/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 180.7  
**LOT SIZE (SQFT):** 7,871,292

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- HardwoodTrees
- IrregularLot
- Pasture
- PondOnLot
- ManyTrees
- Sloped
- Wooded

### YARD/GROUNDS:

- PrivateEntrance

## UTILITIES

### HEATING/COOLING:

- None

**LISTED BY:** Robert Macdougall 

### UTILITIES:

- ElectricityAvailable
- None

**BROKERED BY:** MacDougall Ranch Properties, LLC

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated