

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 0001 FARM MARKET 1749

FORESTBURG, TX 76239



\$700,000



1 acres

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## DESCRIPTION

Hay...don't miss this one! Approx. 18 acre beautiful, level, Bermuda, hay field. And, just enough brush around the edge to keep the wildlife happy. Total acreage is 20 acres. Good sandy loam soils. There is a small government lake that brings water onto the property when it is full. Lots of frontage on Farm to Market (FM) 1749. There is an electric service line on the back of the property so electricity could easily be added. Only about 10 minutes from US 287 at Sunset. Located directly across FM 1749 from 3441 Fm 1749, Forestburg, TX.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21250823  
**YEAR BUILT:**  
**COUNTY:** Montague  
**TRACT OR SUBDIVIION:** none  
**LIST DATE:** 04/25/2026

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 20  
**LOT SIZE (SQFT):** 871,200

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Barndominium

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- Pasture
- PondOnLot

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** John Lanier 

**PHONE:** 940.627.9040

**BROKERED BY:** Parker Properties Real Estate

century21judgefite.com

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