

CENTURY 21[®]

Judge Fite Company



3061 TURKEY CREEK ROAD

SUNSET, TX 76270



\$945,500



1 acres

DESCRIPTION

This property delivers the ideal blend of rural seclusion and practical accessibility to the DFW Metroplex and surrounding markets. This tract carries the character and functionality that discerning Texas land buyers seek, for weekend enjoyment, livestock production, or long-term investment. A native rock home, updated and featuring two comfortable living areas, two bedrooms, and one full bath, offers a warm and inviting space for family or guests. Two water wells provide water to the home and the livestock. Supporting improvements, including a detached garage and a substantial 50' x 43' barn outfitted with working pens and chutes, make this property immediately suitable for cattle or other agricultural operations. The land itself is predominantly open, with productive grasses well-suited for grazing or hay production. A gently rolling topography provides both usability and visual appeal, while scattered post oaks and native pecans enhance the landscape. Along the eastern portion of the ranch, a thicker wooded corridor creates prime habitat for whitetail deer and other native wildlife, offering excellent hunting potential and a natural buffer for added privacy. The diverse terrain supports multiple uses, from agriculture to recreation, all within a manageable acreage. An assumable note with a 5.15% fixed rate is available to qualifying buyers. The acreage is currently agricultural exempt. Please call for the details on both. Agent Remarks: This parcel is a true multi-use property, offering good grazing, a great location for someone fleeing city life, and providing recreation potential to make an outdoorsman take note. It is unique, with a portion located across the railroad tracks, but a tour will show you how that adds charm to the property. Located in the Alvord school district and close to conveniences but far away from the traffic, this one provides just enough of everything you might want.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21251635
YEAR BUILT:
COUNTY: Montague
TRACT OR SUBDIVIION: None
LIST DATE: 04/28/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 64.2
LOT SIZE (SQFT): 2,796,552

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot

UTILITIES

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

LISTED BY: Jared Kennedy 

BROKERED BY: Whitetail Properties Real Estate

ADDITIONAL PROPERTY DETAILS