

LAND FOR SALE

# WHITETAIL HEAVEN - 100 +/- ACRE TURN-KEY HUNTING RANCH NEAR SAINT JO

PRICE: **\$1,158,740**  
COUNTY: **MONTAGUE**  
STATE: **TEXAS**  
ACRES: **100.76**



## PROPERTY FEATURES

- 7 miles north of Saint Jo
- Pond
- Mature timber
- Open pasture
- Nearly 115 feet of elevation change
- Well-maintained trail system
- Trophy whitetail history
- Blinds and feeders
- Base camp with living quarters
- Abundant wildlife
- Turn-key operation
- 1 hour 3 minutes to Wichita Falls
- 1 hour 10 minutes to Sherman
- 1 hour 50 minutes to DFW

For more information, contact:

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**MidwestLandGroup.com**



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.