

MIDWEST LAND GROUP PRESENTS

100.76 ACRES IN

MONTAGUE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

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

Welcome to a rare opportunity in the heart of North Texas hunting country - an exceptional 100 +/- acre whitetail paradise located just 7 miles north of Saint Jo, off FM 677. This turn-key ranch offers an unmatched combination of wildlife, seclusion, and functionality, making it a true gem for the serious outdoorsman.

With a well-documented history of trophy deer, this property is surrounded by like-minded neighbors who are committed to responsible wildlife management. The land features an ideal blend of timber and open pasture, creating the perfect mix of cover and visibility. A thoughtfully maintained trail system winds

throughout the property, ensuring easy access to every corner.

All blinds and feeders will convey, along with a comfortable base camp complete with living quarters, making this property fully ready for your next hunt. Loaded with whitetail, turkey, and hogs, the game density and habitat quality are second to none.

Tracts like this simply don't come to market often. Whether you're looking for your dream hunting retreat or a high-quality recreational investment, this ranch truly must be seen to be appreciated.

PROPERTY FEATURES

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

- 7 miles north of Saint Jo
- Deer
- Turkey
- Hogs
- Trophy whitetail history
- Turn-key with feeders, blinds, and base camp
- Perfect mix of timber and pasture
- Little over an hour from DFW Metro
- Great trail system throughout
- Management-minded neighbors
- Secluded hunting paradise



TURN-KEY WITH FEEDERS & BLINDS

This turn-key ranch offers an unmatched combination of wildlife, seclusion, and functionality, making it a true gem for the serious outdoorsman.

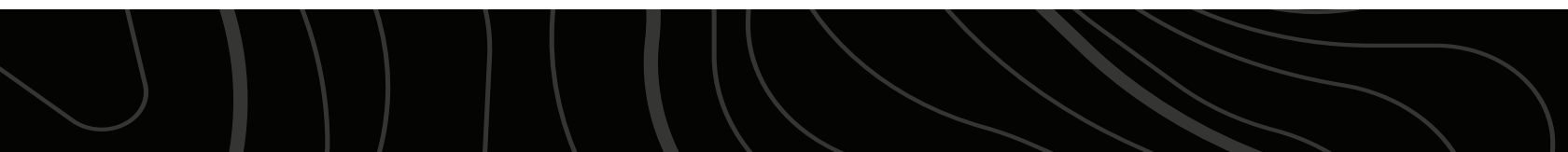
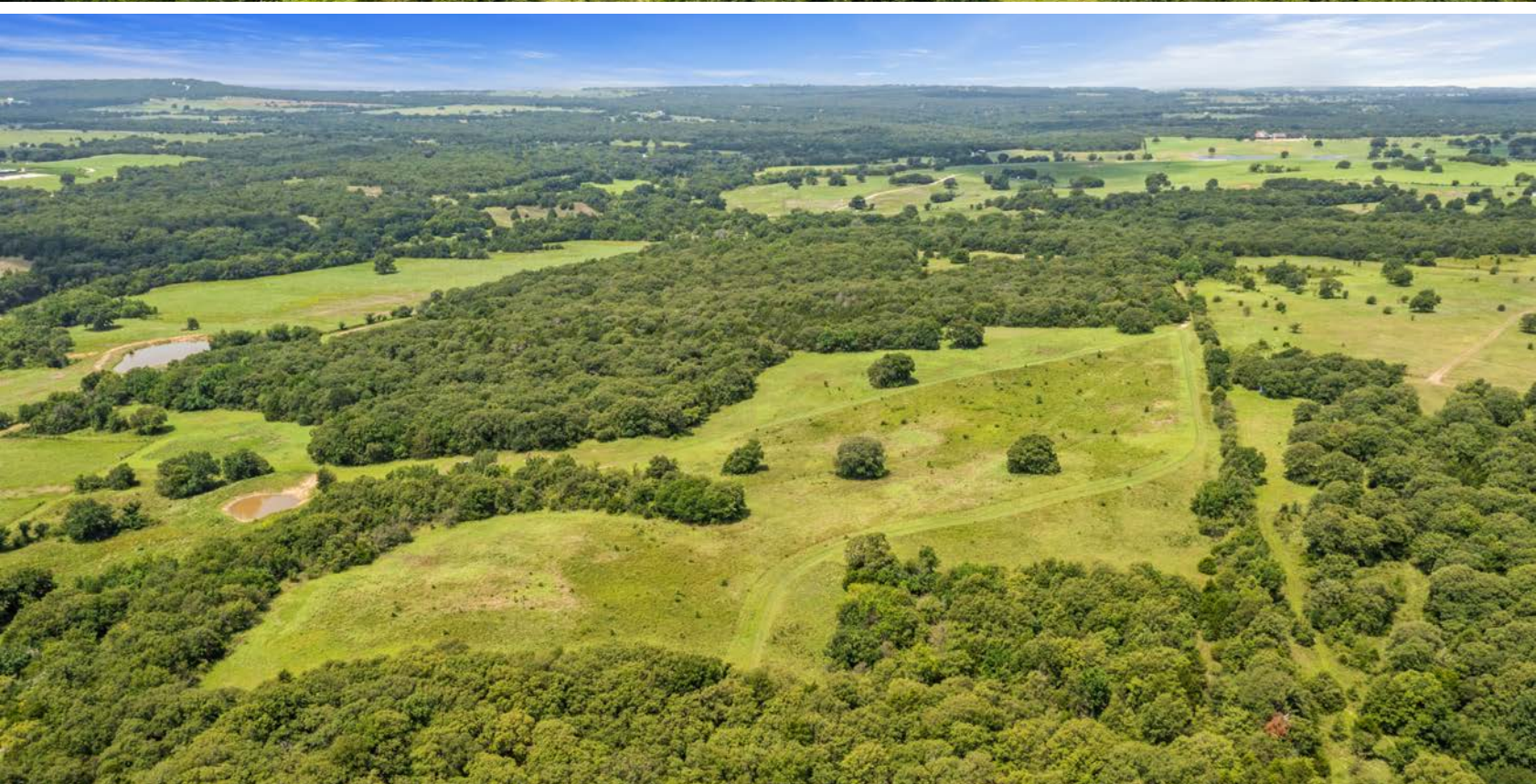


BASE CAMP

All blinds and feeders will convey, along with a comfortable base camp complete with living quarters, making this property fully ready for your next hunt. Loaded with whitetail, turkey, and hogs, the game density and habitat quality are second to none.



PERFECT MIX OF TIMBER AND PASTURE



GREAT TRAIL SYSTEM THROUGHOUT



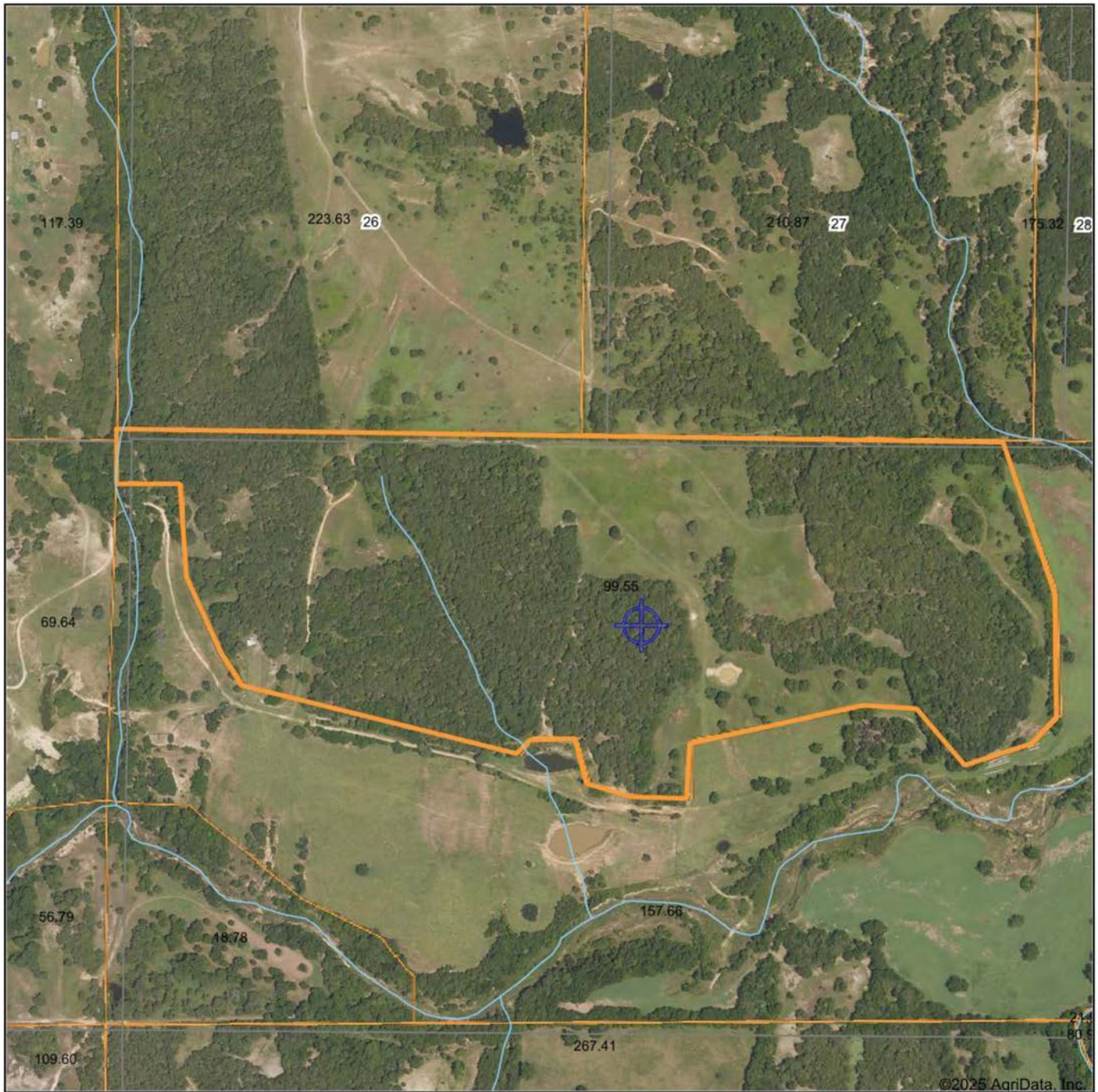
SECLUDED HUNTING PARADISE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 47' 11.42, -97° 29' 43.87

0ft 640ft 1280ft



Maps Provided By:



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Montague County
Texas



7/15/2025

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 789.3
Max: 904.1
Range: 114.8
Average: 853.8
Standard Deviation: 26.41 ft

0ft 629ft 1259ft

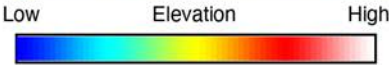
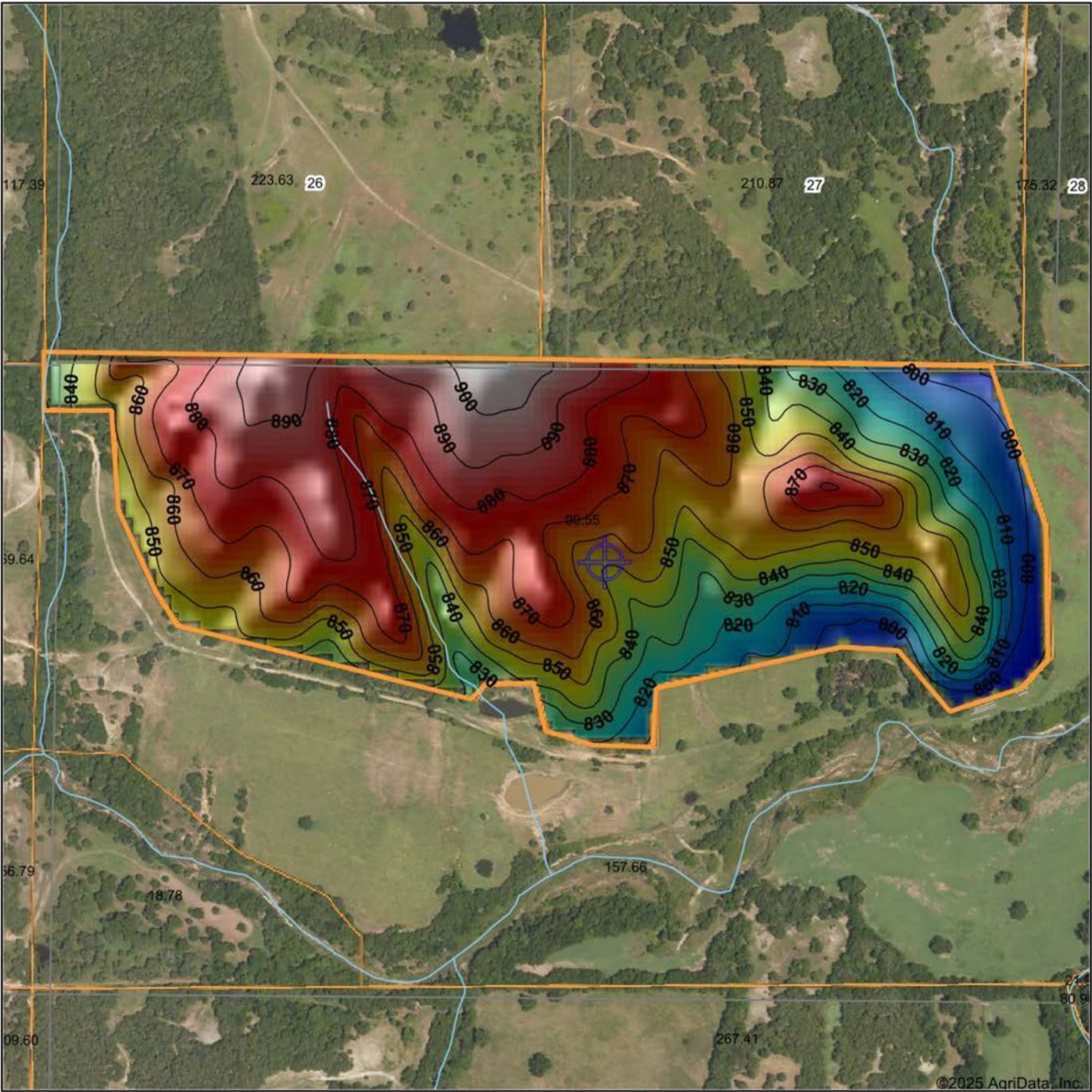


7/15/2025

Montague County
Texas

Boundary Center: 33° 47' 11.42, -97° 29' 43.87

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 789.3
Max: 904.1
Range: 114.8
Average: 853.8
Standard Deviation: 26.41 ft

0ft 599ft 1198ft



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Montague County
Texas

Boundary Center: 33° 47' 11.42, -97° 29' 43.87

OVERVIEW MAP



AGENT CONTACT

Jake Ayers stands as a dedicated land agent with Midwest Land Group, serving the expanse of Western Oklahoma with a profound connection to the land and its values. Born and bred in Lawton, Oklahoma, Jake's roots run deep in the heartland. A graduate of Oklahoma State University with a major in Agribusiness, his academic background is a testament to his commitment to understanding the intricacies of land and agriculture. Residing in Snyder, OK with his wife Morgan, Jake's life is steeped in the rural and outdoor lifestyle, having been raised on the family farm/ranch. His hobbies are not just pastimes but are the foundations of his expertise. Whether bow hunting whitetails or turkey hunting across the country, Jake's pursuits in hunting and fishing have given him an intimate understanding of land and wildlife management. Jake's career in land sales is driven by a deep-seated passion for the outdoors and a divine calling to be a steward of the land. He understands the emotional connections families have to their properties and is committed to assisting clients in buying or selling with the utmost respect and dedication. Beyond his personal experiences, Jake's involvement in the community through the First Baptist Church in Snyder and organizations like NWTF and local QDMA chapter demonstrates his commitment to service and continuous learning. What sets Jake apart is his blend of strong work ethic, firsthand experience in managing a versatile property, and a deep understanding of the sentimental value attached to land. His commitment to excellence and understanding of both the emotional and practical aspects of land ownership make him the ideal agent for anyone looking to buy or sell property in the heartland. Trust Jake Ayers to guide you through your land journey with expertise, dedication, and a personal touch.



JAKE AYERS,

LAND AGENT

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