

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.

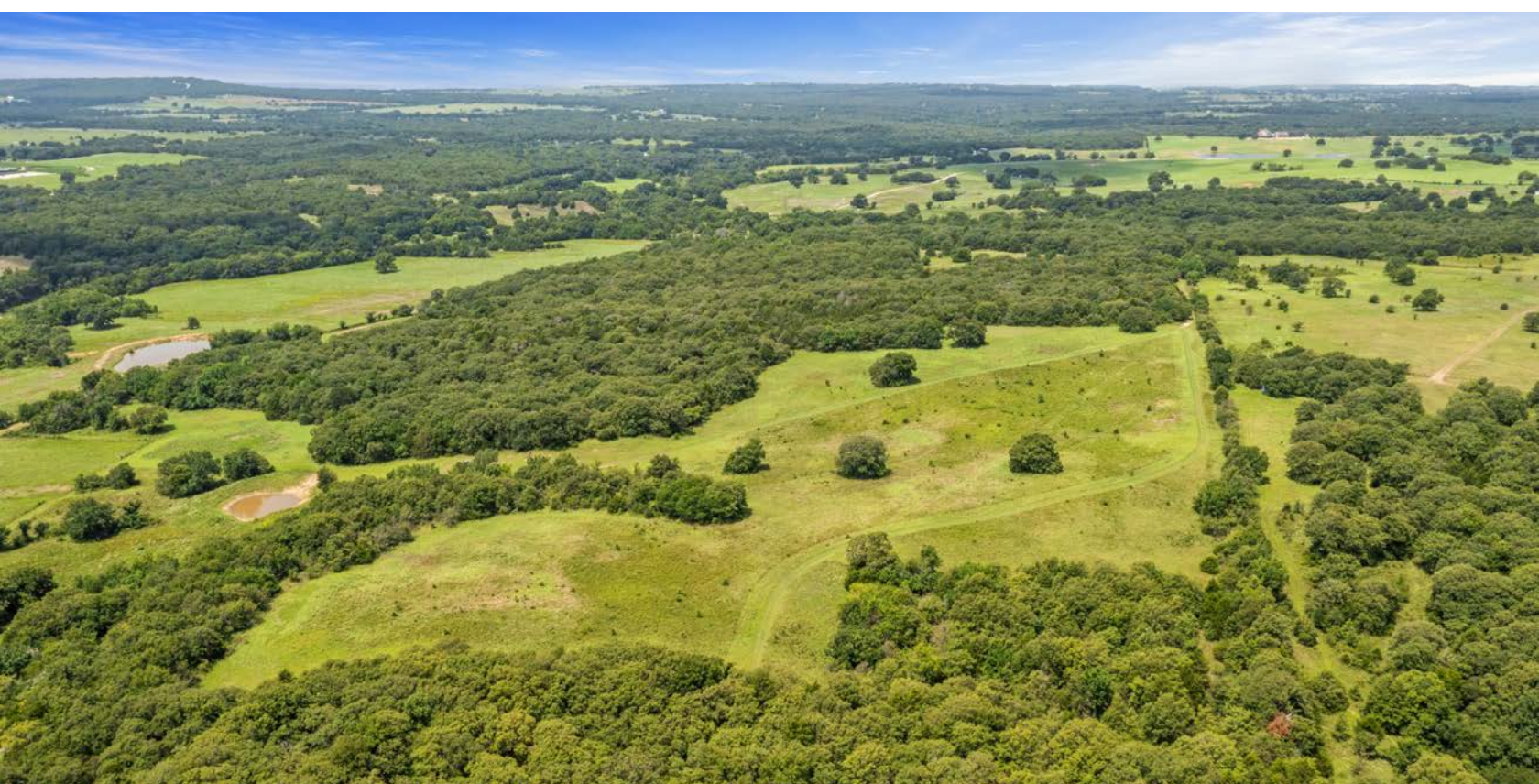


BASE CAMP

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



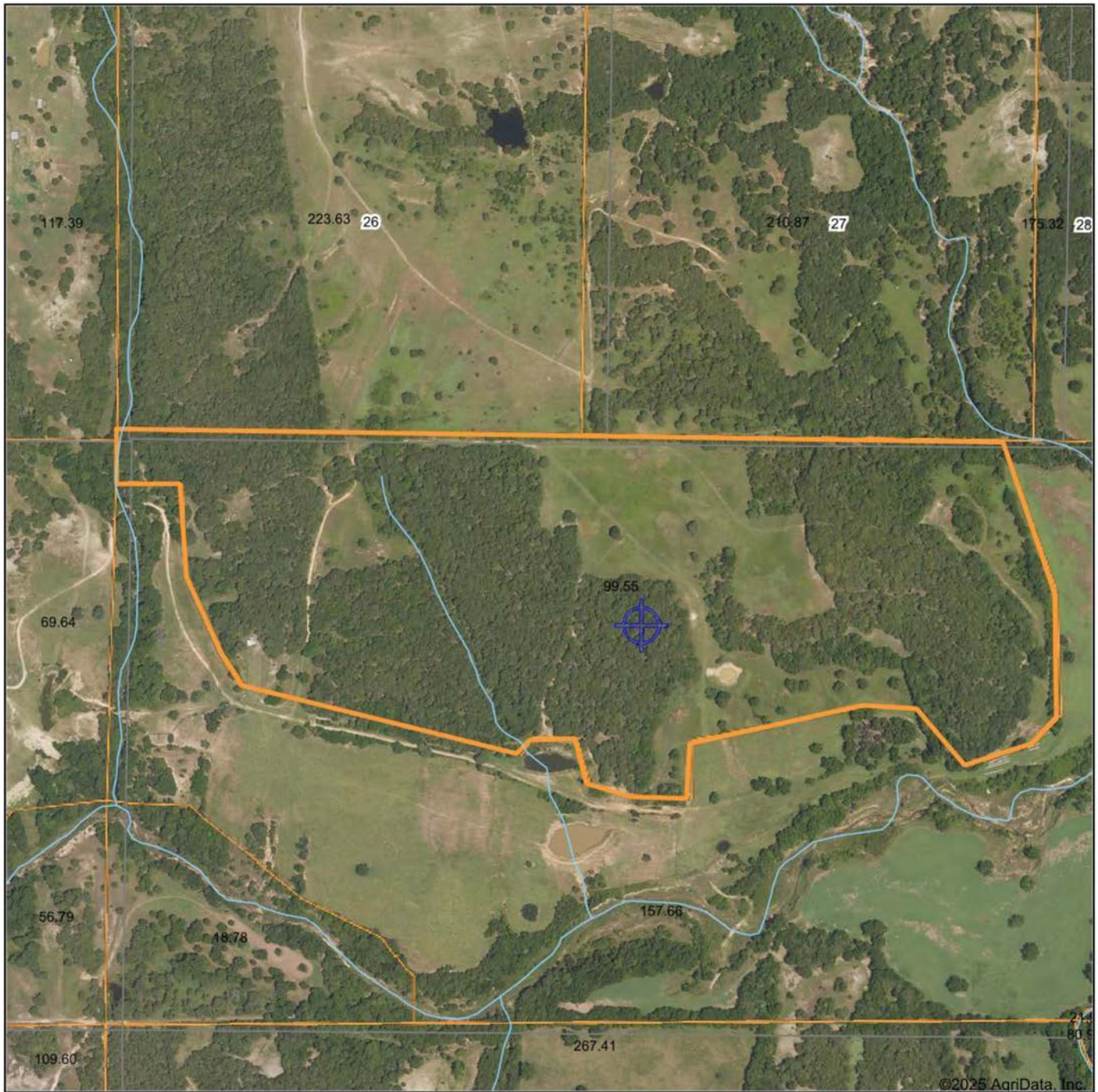
SECLUDED HUNTING PARADISE



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:



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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

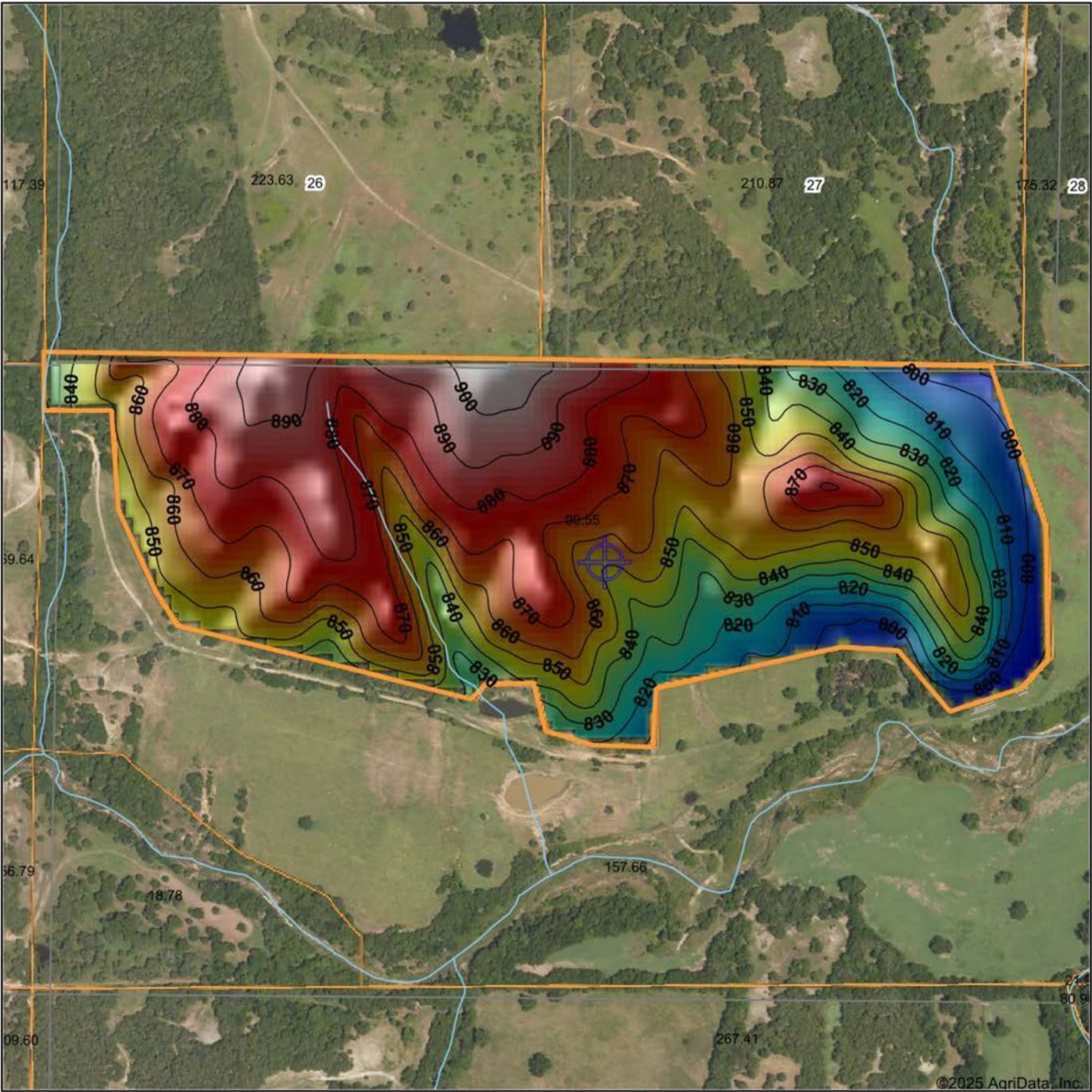


7/15/2025

Montague County
Texas

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

HILLSHADE MAP



Low Elevation High



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



7/15/2025

Montague County
Texas

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

OVERVIEW MAP



AGENT CONTACT

Based in Argyle, Texas, Craig combines his deep-rooted passion for the outdoors with a relentless work ethic to help buyers and sellers achieve their landownership dreams. Growing up in the rural community of Elkhart, Kansas, Craig developed a lifelong connection to the land, fueled by his love for hunting, fishing, and all things outdoors.

Craig's professional journey is as dynamic as his background. After earning a bachelor's degree in Integrated Studies from Emporia State University and completing a master's in Health and Human Performance from Fort Hays State University, Craig spent time as a professional baseball player in the Texas Rangers organization. His experiences in baseball instilled in him a strong work ethic, resilience, and an ability to overcome challenges—skills he now brings to every client interaction.

Craig prides himself on being a steward of the land, helping families find their own piece of paradise. Whether it's bowhunting expertise, planting food plots, or scouting whitetails, Craig's knowledge goes beyond the transaction, ensuring his clients are fully equipped for success. When you work with Craig, you can expect exceptional service, tireless dedication, and a genuine passion for helping others realize their dreams of land ownership.



CRAIG FRYDENDALL

LAND AGENT

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