

408 Cox Lane, Montague, Tx. 76251
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Montague, TX 76251

\$200,000
5.600 +/- acres
Montague County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

408 Cox Lane, Montague, Tx. 76251
Montague, TX / Montague County

SUMMARY

Address

408 Cox Lane

City, State Zip

Montague, TX 76251

County

Montague County

Type

Farms, Residential Property

Latitude / Longitude

33.6421 / -97.6978

Dwelling Square Feet

1368

Bedrooms / Bathrooms

3 / 2

Acreage

5.600

Price

\$200,000

Property Website

<https://moreoftexas.com/detail/408-cox-lane-montague-tx-76251-montague-texas/18807/>



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PROPERTY DESCRIPTION

LOCATION: 408 Cox Lane, Montague, Tx. 76251. Approximately 1.6 miles east of Montague on FM 455.

UTILITIES: Well, septic, and electricity in place.

MINERALS: There are no known mineral rights available, however, seller reserves any mineral rights that may be discovered.

TERRAIN: 1170' to 1150'

SOILS: Primarily Windthorst Fine Sandy Loam

TAXES: 2020 taxes \$1288

IMPROVEMENTS: Well maintained single wide home located on property since being purchased new. Custom covered RV space with electricity. Several outbuildings for workshops, storage, or craft rooms. Two car carport.

CURRENT USE: Residential

POTENTIAL USE: Residential, farming.

FENCING: Barbed wire

EASEMENTS: Electric

LEASES: None

SHOWINGS: Contact Listing Agent Miek Morris-Mossy Oak Properties of Texas-Cross Timbers Land & Home at 940-231-7387 or [Email listed above].

Well maintained single wide home on approximately 5.6 acres in Montague County, Texas. Several outbuildings can be used for storage, workshop, or craft room. Covered areas for equipment, along with a covered RV space with electric. Beautiful 5.6 acres with nice views all around gives you plenty of room and privacy from the neighbors!! Country living with quick access to main roads for easy trips to Decatur, Denton, Dallas, and Fort Worth. Home has not been moved from property since being



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purchased new. Contact Realtor Mike Morris-Mossy Oak Properties of Texas Cross Timbers Land & Home at 940-231-7387 or [Email listed above] for more information.



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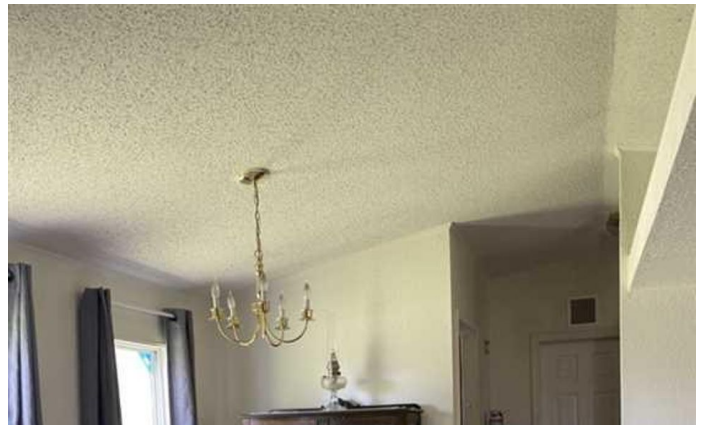
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Locator Maps



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Aerial Maps



408 Cox Lane, Montague, Tx. 76251
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LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Morris

Mobile

(940) 231-7387

Email

mmorris@mossyoakproperties.com

Address

2112 E HWY 82

City / State / Zip

Gainesville, TX 76240

NOTES

[illegible]

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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