

JUSTICE RANCH
89.4± ACRES
MONTAGUE & WISE COUNTIES, TEXAS
\$1,950,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Justice Ranch is and 89.4± acre combination ranch ideal for a primary home or quiet country get-away! Rich in both recreational and agricultural features, the ranch is located just north of Alvord and south of Sunset in southern Montague County sharing the Wise County line. Featuring rolling terrain, a mix of treed and open areas, two stock tanks and two seasonal creeks the ranch offers

abundant wildlife habitat, hunting, hay production and improved grasses. Improvements include a well-maintained custom home, an enclosed, insulated shop, two equipment barns, and multiple water wells. Justice Ranch is accessible by a preserved, all-weather county road in a quiet, peaceful setting. This scenic property is ideal for ranching, recreation, and/or a private home retreat.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LOCATION AND ACCESS: Justice Ranch is located on Sunset School Road in southern Montague County approximately one hour northwest of Fort Worth and 1.5 hours north/northwest of Dallas. Nearby towns include Sunset, Alvord, Decatur, and Denton. The ranch offers approximately 1,830 feet of all-weather Sunset School Road frontage for convenient and reliable access.

TERRAIN: The landscape of Justice Ranch features a well-balanced mix of wooded areas (50%) and open pastures (50%). Cross fencing located on the northern portion of the ranch provides for rotational grazing and highly manicured Coastal Bermuda grasses providing high-quality forage for cattle and/or horses. The improved pastures are currently dedicated to high end hay production. Carrying capacity of livestock may vary based upon the species and need for hay.

The southern half of the property is native terrain with a mix of woods, rock outcroppings, creek bottom, potential food plots and pastureland with native grasses. Primary tree cover includes a variety of oak species surrounding pecan trees as well as hickory, elm, cedar, and native forbs. The mature timber provides excellent wildlife habitat, shade for livestock, and an ideal setting for future ranch improvements.

TOPOGRAPHY: The land is characterized by rolling terrain with elevation changes of approximately 60+ feet. The highest point of the ranch is located along the far north corner at approximately 930 feet yielding scenic views. From there, the land slopes down to 870 feet toward the southern boundary adjacent to the creek bottom.



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WATER FEATURES: Water resources include two stock tanks and the seasonal branches of Brushy Creek running into the southern boundary conjoining the seasonal Cattail Hollow drainage through the southwest portion of the property. The ranch sits above the Trinity Aquifer with groundwater depths ranging upwards of 360+/- feet. The property currently has two water wells.

WILDLIFE: Wildlife populations on the ranch are healthy, and hunting can be excellent due to very little hunting pressure. Justice Ranch supports thriving native wildlife, including Whitetail deer, Rio Grande turkey, hogs, and dove. Select areas could be cultivated for wildlife food plots to further enhance habitat and support the deer herd.

FENCES AND TRAILS: The property is fully fenced with internal cross-fencing, all in fair to good condition and suitable for cattle. Pipe rail fencing, a cattle guard and gates along Sunset School Road have been added for drive up appeal, animal security and better access. A hard-packed gravel entry road and recently cleared trails wind through the property connecting key areas of interest.

IMPROVEMENTS: A well-maintained 4 bedroom/3 full bath custom home comprising approximately 3,800+ square feet with an oversized 3-car garage and covered front and rear porches sits in a scenic setting in the south central section of the property. Complimenting the home, two r-panel equipment barns and an insulated r-panel shop support highest and best uses of the ranch. In addition, a covered, anchored RV camp site with septic and water connection is conveniently located central to the property.



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LEASES: A haying lease is currently in place, but can be terminated upon a sale if desired.

EASEMENTS: The only easements known to Broker are for residential electricity.

MINERALS: No active mineral production exists on the property. The owner will convey any minerals owned with no warranties regarding mineral ownership.

UTILITIES: Electricity is provided by Wise County Electric Cooperative. A water well provides water to the home. A secondary water well can provide water to the covered RV site.

SCHOOL DISTRICT: The portion of the property that lies in Montague County is in the Bowie Independent School District and the Wise County acreage lies in the Alvord Independent School District.

PROPERTY TAXES: Property taxes for the 2025 year were approximately \$2,700. The majority of the property is subject to an agriculture exemption.

PRICE: \$1,950,000.00

BROKER & COMMISSION DISCLOSURE: The Buyer's Agent/Broker must be identified upon first contact with the Listing Broker/Listing Agent, and the Buyer's Agent/Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT:

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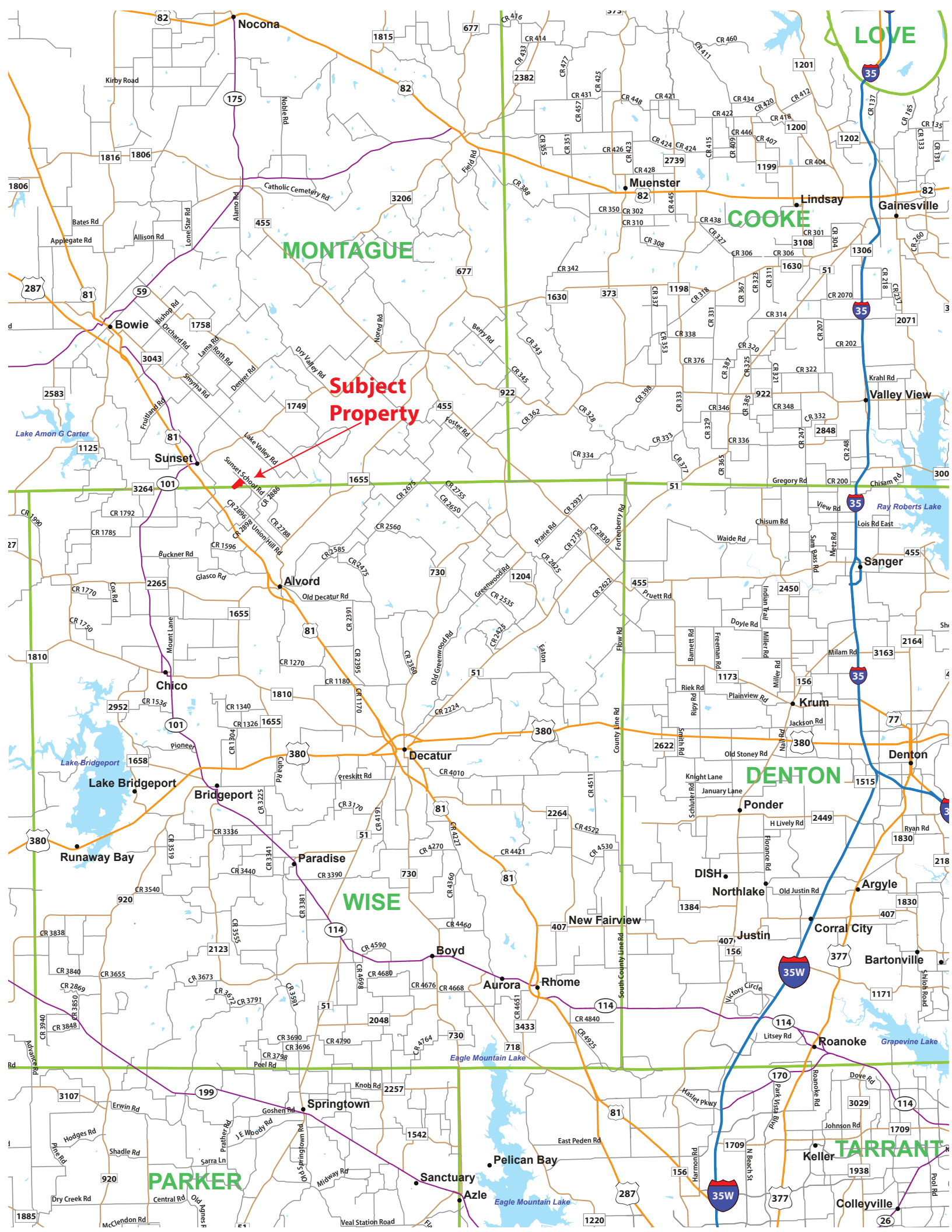
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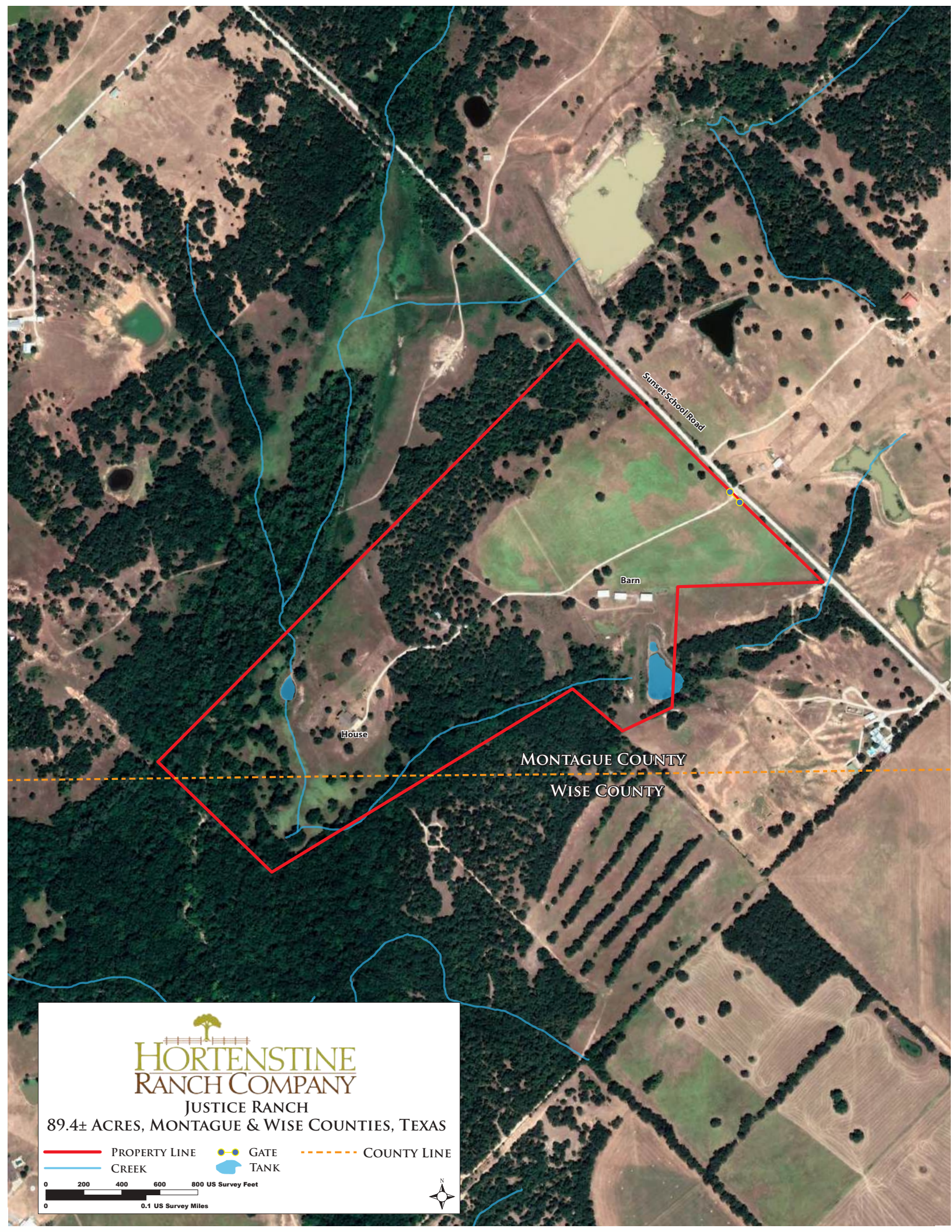
jonathan@hrcranch.com

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Sunset School Road

Barn

House

MONTAGUE COUNTY
WISE COUNTY

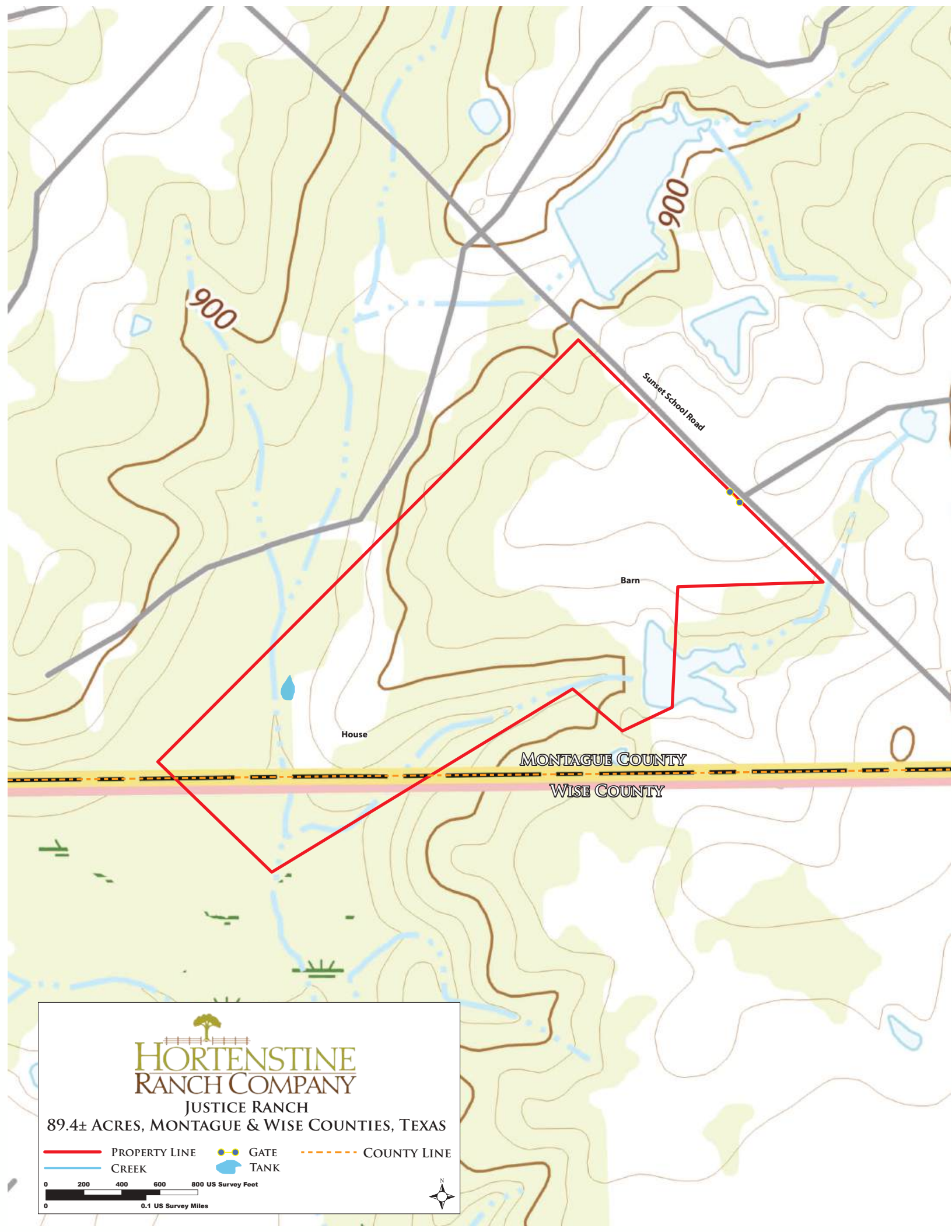

HORTENSTINE
RANCH COMPANY

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 PROPERTY LINE	 GATE	 COUNTY LINE
 CREEK	 TANK	

0 200 400 600 800 US Survey Feet
0 0.1 US Survey Miles





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— PROPERTY LINE  GATE - - - COUNTY LINE
— CREEK  TANK

0 200 400 600 800 US Survey Feet
0 0.1 US Survey Miles



An aerial photograph of a large, lush green ranch at sunset. The sun is low on the horizon, casting a warm, golden glow over the landscape. The ranch features a large, dark-roofed house with a light-colored exterior, surrounded by a well-manicured lawn and numerous trees. A winding road or path leads through the property. The background is filled with dense, green forest.

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