



For Sale on Market

**\$5,900,000**

Call (940) 320-9181 Today!

**2197 NETHERLY LN,  
FORESTBURG, TX 76239**  
2 BEDS, 2 FULL & 1 HALF BATH(S)

377+ Acre Premier North Texas Recreational & Hunting Retreat  
Welcome to an exceptional 377+ acre legacy property in the rolling hills of Montague County where rugged natural beauty meets thoughtful, turnkey improvements. With over 200 feet of elevation change, this ranch offers a rare combination of panoramic views, dense hardwood cover, and open pastureland ideal for both recreation and wildlife management. Designed with the avid outdoorsman in mind, the property is a fully equipped hunting and shooting retreat featuring an established skeet shooting range and a dedicated rifle range. The land supports abundant native wildlife, creating an outstanding environment for year-round recreation. The ranch is equally impressive in its improvements, offering four residences totaling over 7,000 square feet of living space. The main home is well appointed for comfort and entertaining, featuring a 6 burner gas range, dual dishwashers, tankless water heaters, wireless televisions, and expansive covered front and back porches that capture the surrounding views. A wood-burning stove and Cowboy Cauldron firepit create inviting gathering spaces for cool Texas evenings. Additional accommodations include a recently renovated casita and a log cabin with a new roof perfect for guests, family, or ranch staff. A 3,600 square foot metal barn provides ample storage for equipment, ATVs, and ranch operations. Water is abundant with two wells and five large ponds, supporting both livestock and wildlife. Infrastructure has been carefully considered with a 20KW

**GENERAL DESCRIPTION**

**Subdivision:** JESSE G COX SURVEY

**Property Type:** Country Homes/Acreage

**Bedrooms:** 2

**Baths:** 2 Full & 1 Half

**Stories:** 1

**Style:** Modern  
Farmhouse, Ranch, Southwestern, Traditional

**Year Built:** 2014

**Building Sqft:** 4,224 /

**Lotsize:** 16,457,800

**MLS# / Area:** NTREIS-21239265



Get in touch  
**Benjamin Clark**

(940) 320-9181

2197 Netherly Ln, Forestburg, TX 76239 Keller Williams Realty

Visit <https://www.har.com/NTREIS-21239265> for more information



(940) 484-9411