

41 Acres Nocona, Tx
TBD Hoben Rd, Nocona, Tx
Nocona, TX 76255

\$424,350
41.400± Acres
Montague County



MORE INFO ONLINE:

MoreofTexas.com

41 Acres Nocona, Tx
Nocona, TX / Montague County

SUMMARY

Address

TBD Hoben Rd, Nocona, Tx

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Recreational Land, Hunting Land, Horse Property, Undeveloped Land, Farms

Latitude / Longitude

33.815443 / -97.730386

Acreage

41.400

Price

\$424,350

Property Website

<https://www.mossyoakproperties.com/property/41-acres-nocona-tx-montague-texas/78872/>



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PROPERTY DESCRIPTION

Best of both worlds! Have your own hunting and agriculture property, while the convenience of being just minutes away from town. This beautiful 41.4 acre tract is located just 2 miles from the quiet, friendly, and small town of Nocona, Tx. The "dead-end" county road makes for very convenient and secluded access while remaining just outside of city limits.

This raw property has lots of potential for building your dream home with availability to utilities and plenty of acreage. The pasture land creates a great opportunity to run livestock. And the flowing creek and abundance of hardwoods create a perfect environment for wildlife and hunting. This property is full of opportunities, including a great investment venture in a piece of North Texas with the ability for tax exemptions.

LOCATION:

85 miles from Fort Worth Tx

57 miles from Denton Tx

47 miles from Decatur, Tx

45 miles from Wichita Falls, Tx

2 miles from Nocona, Tx

WILDLIFE:

Deer

Dove

Small Game

Ducks

Geese

ACCESS:

Off HWY 82 travel north onto FM 103 for 2.1 miles and then East onto Hoden Rd for 0.5 miles.

Vegetation:

Coastal pasture

Mesquites

Large hardwoods



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Rain:

37 inches of average annual rainfall.

Potential Uses:

Hunting

Recreational

Livestock/Cattle

Agricultural

Homestead

Investment Property

For additional information, contact Zane Kemp:

[940-634-1998](tel:940-634-1998)

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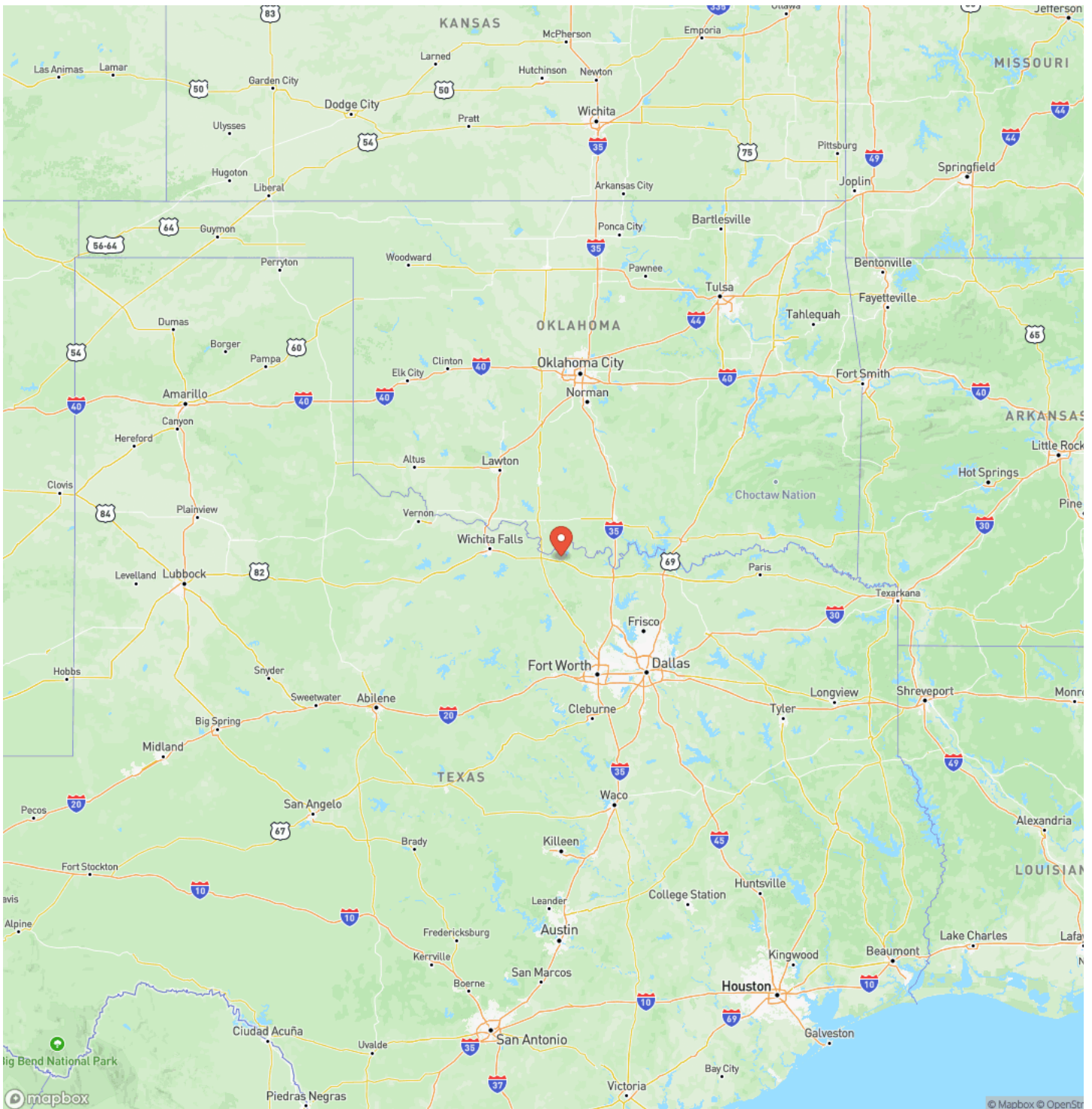
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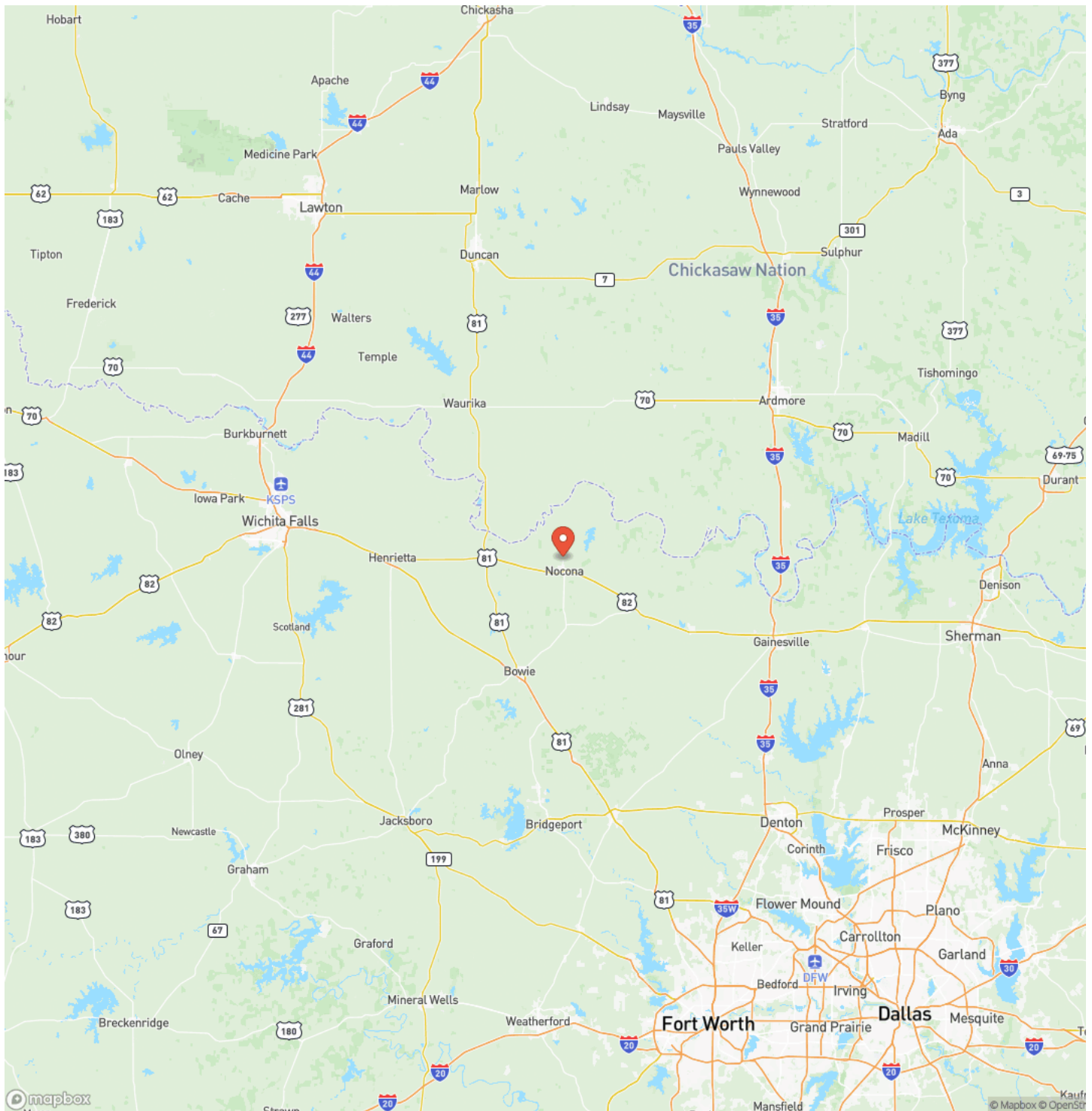
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Locator Map



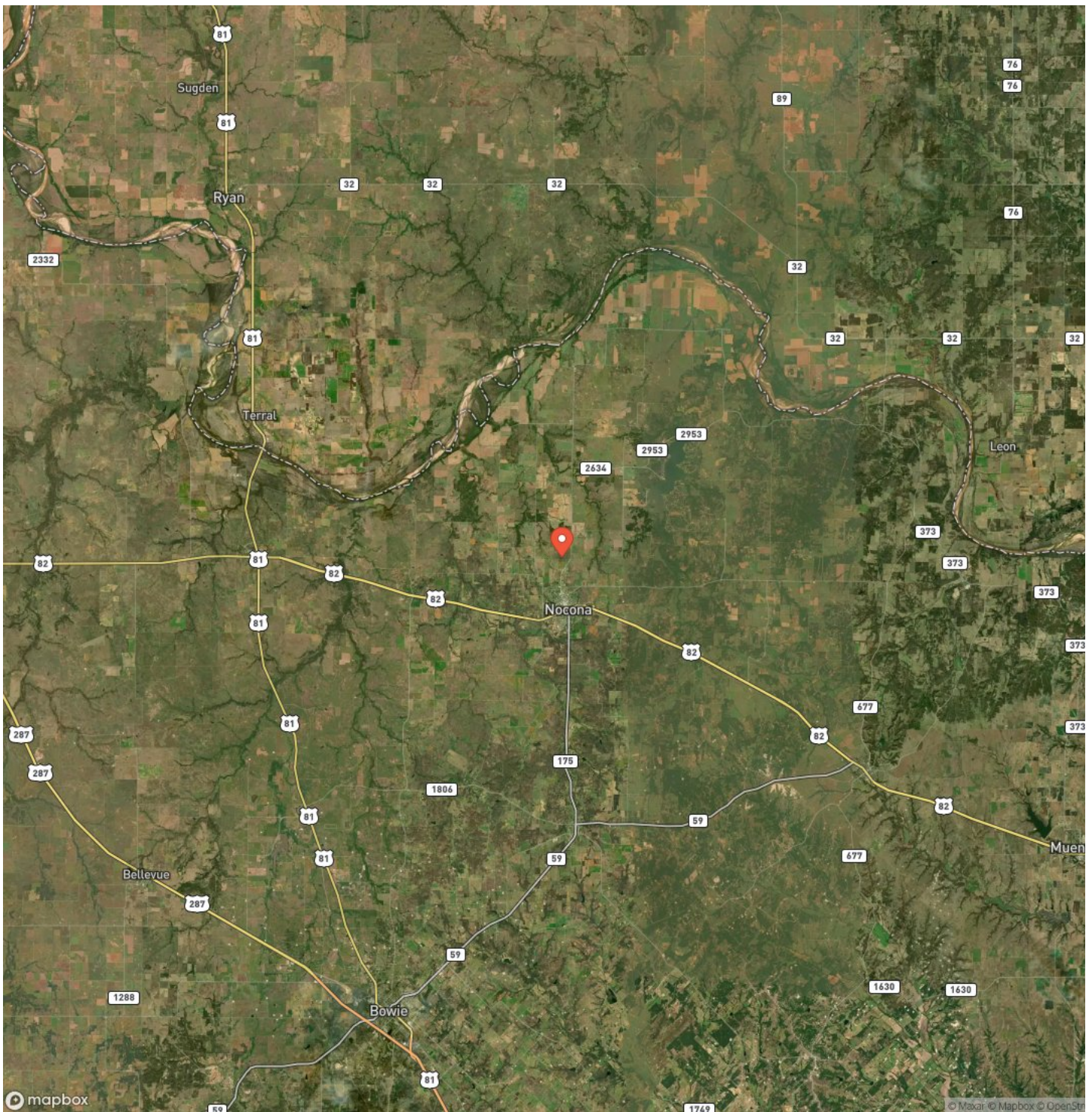
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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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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