

30.37 Acres Hancock Road, Nocona TX
29 Acres Hancock Road
Nocona, TX 76255

\$245,271
30.370± Acres
Montague County



30.37 Acres Hancock Road, Nocona TX
Nocona, TX / Montague County

SUMMARY

Address

29 Acres Hancock Road

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.924783 / -97.727658

Acreage

30.370

Price

\$245,271

Property Website

<https://northtexasrealestate.com/property/30-37-acres-hancock-road-nocona-tx-montague-texas/66288/>



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PROPERTY DESCRIPTION

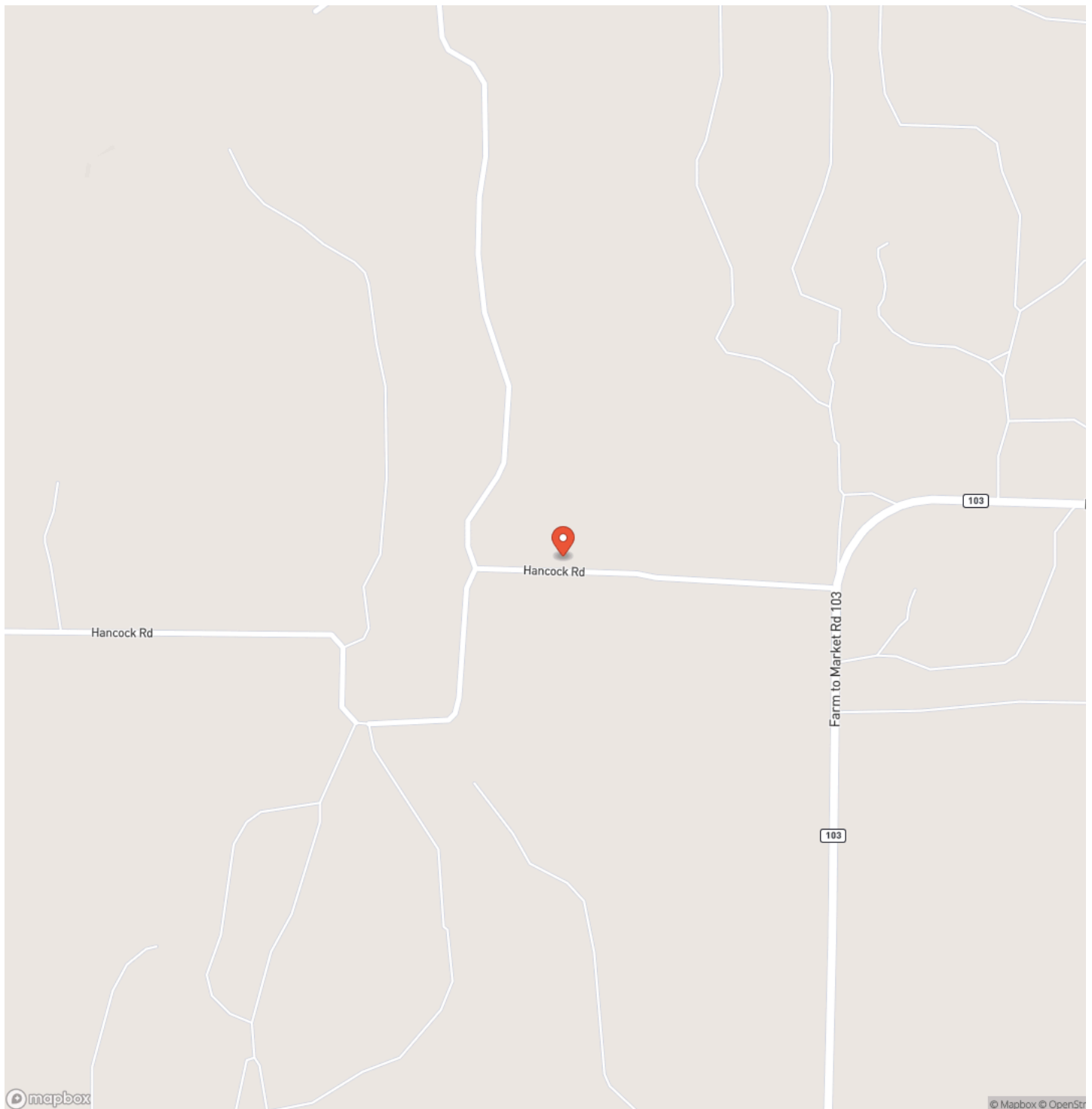
This is approximately 30.37 acres of a larger tract near the Red River. The property has pasture with mostly graded land. The property has plenty of room for grazing and hay production. This would also be an amazing property to build your dream home! This peaceful and private area has few neighbors and is surrounded by wide open fields and wildlife allowing for peace and quiet yet a convenient drive to Nocona.



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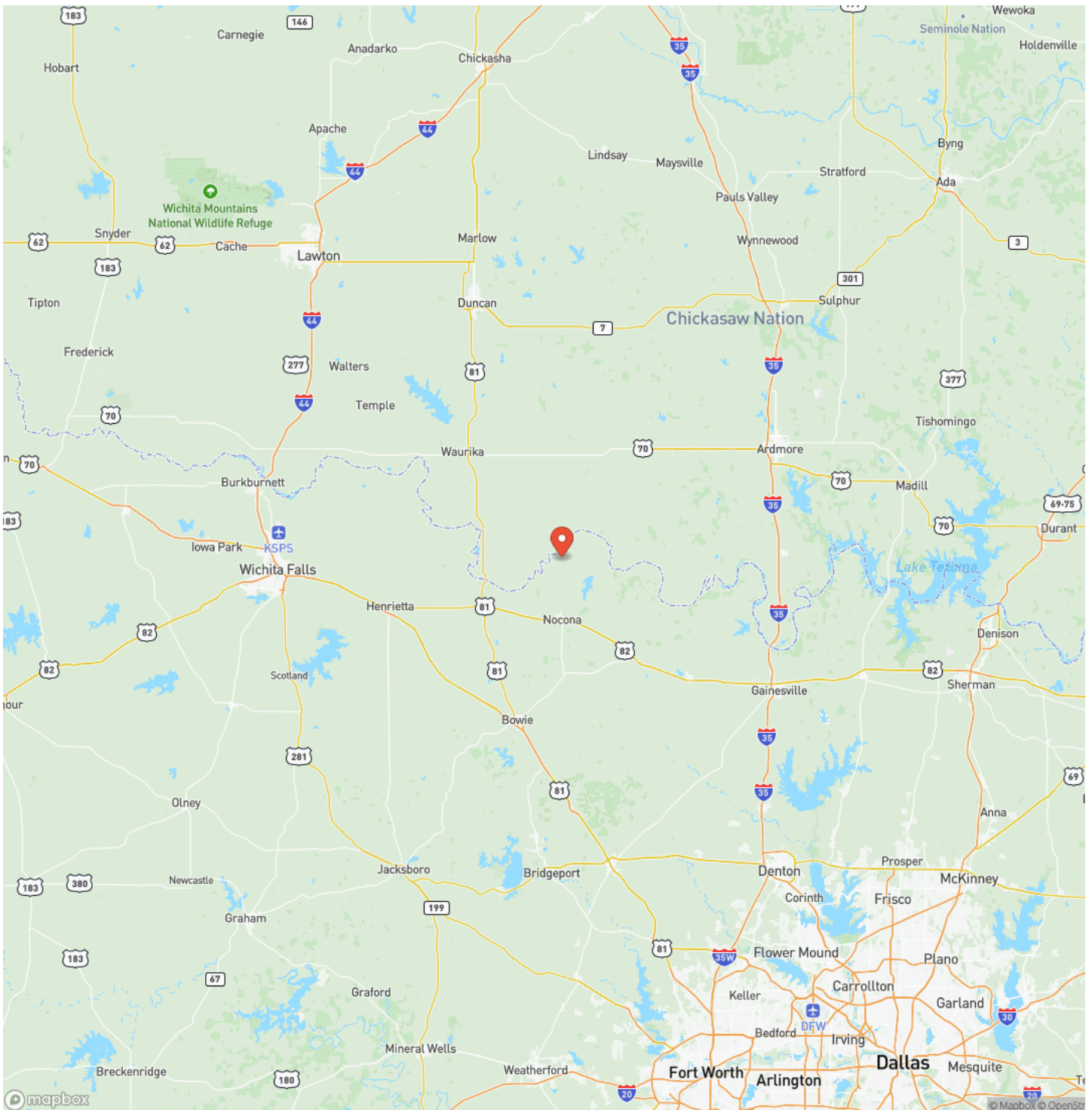


Locator Map



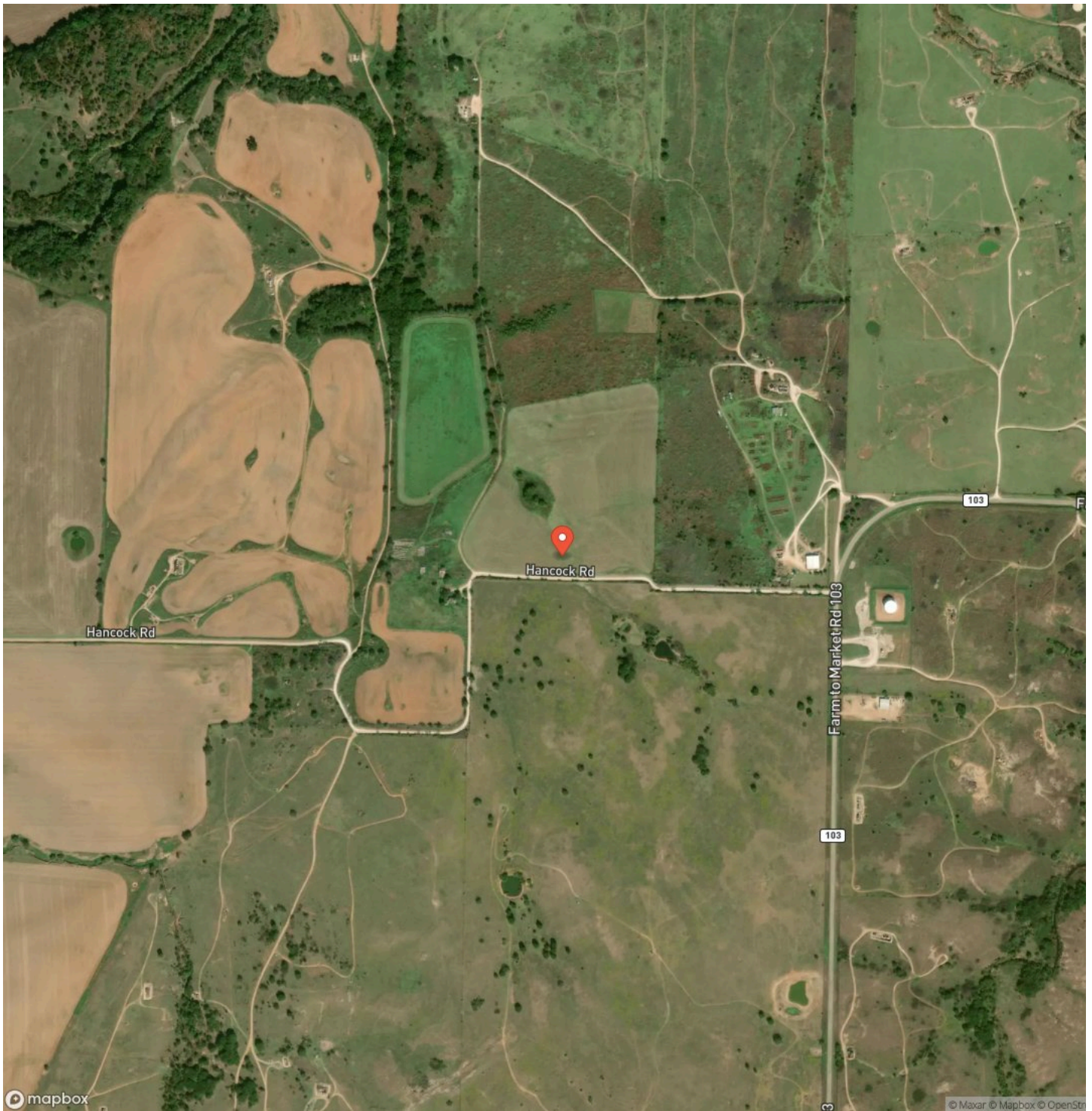
Nocona, TX / Montague County

Locator Map



30.37 Acres Hancock Road, Nocona TX
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Satellite Map



30.37 Acres Hancock Road, Nocona TX
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LISTING REPRESENTATIVE

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3311 | 35

City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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