

29+/- 3295 Barrel Springs Nocona, Texas 76255
3295 Barrel Springs
Nocona, TX 76255

\$299,999
29± Acres
Montague County



29+/- 3295 Barrel Springs Nocona, Texas 76255
Nocona, TX / Montague County

SUMMARY

Address

3295 Barrel Springs

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Recreational Land, Undeveloped Land, Ranches

Latitude / Longitude

33.72568196 / -97.81293595

Acreage

29

Price

\$299,999

Property Website

<https://northtexasrealestate.com/property/29-3295-barrel-springs-nocona-texas-76255-montague-texas/80844/>

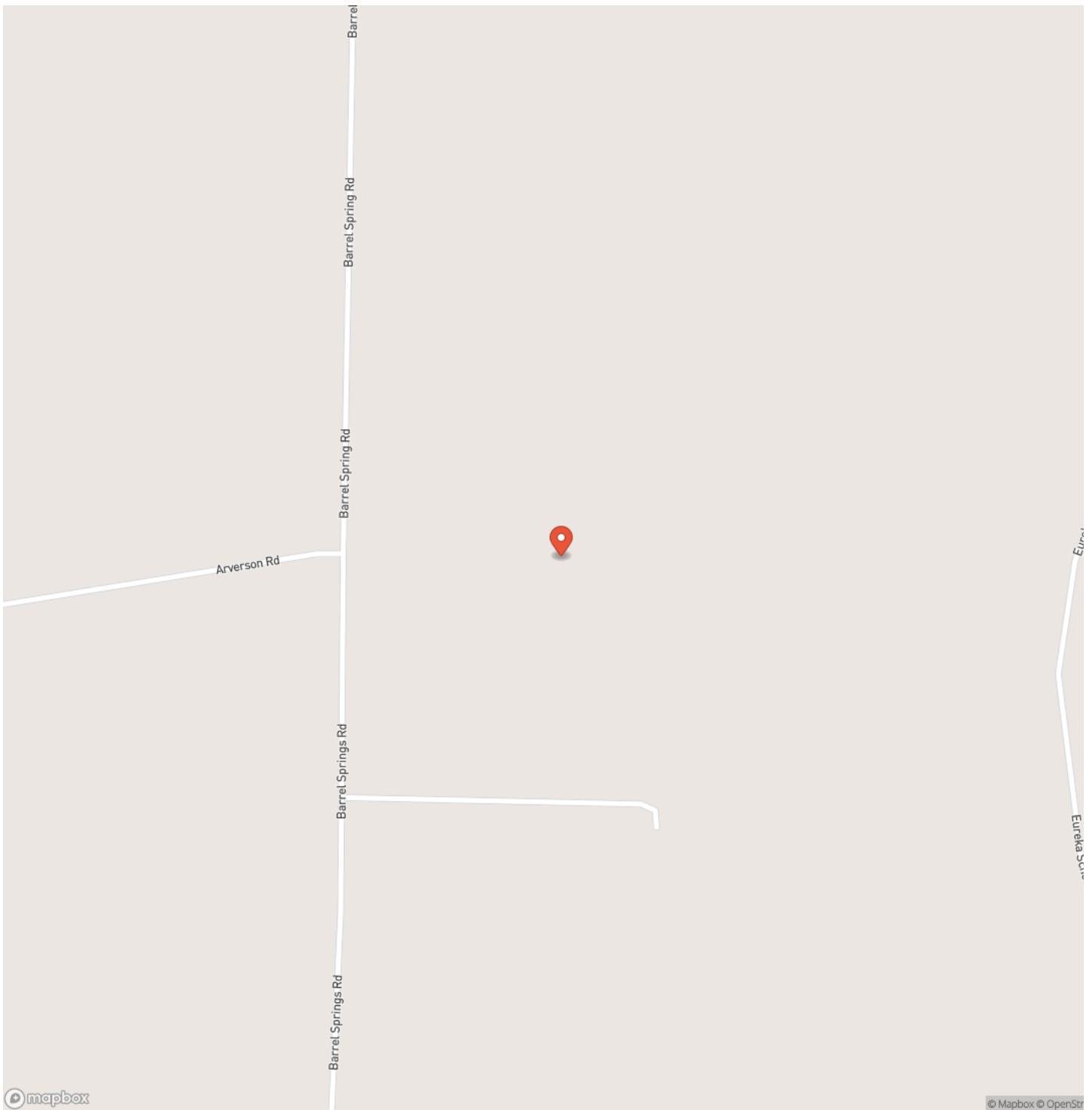


PROPERTY DESCRIPTION

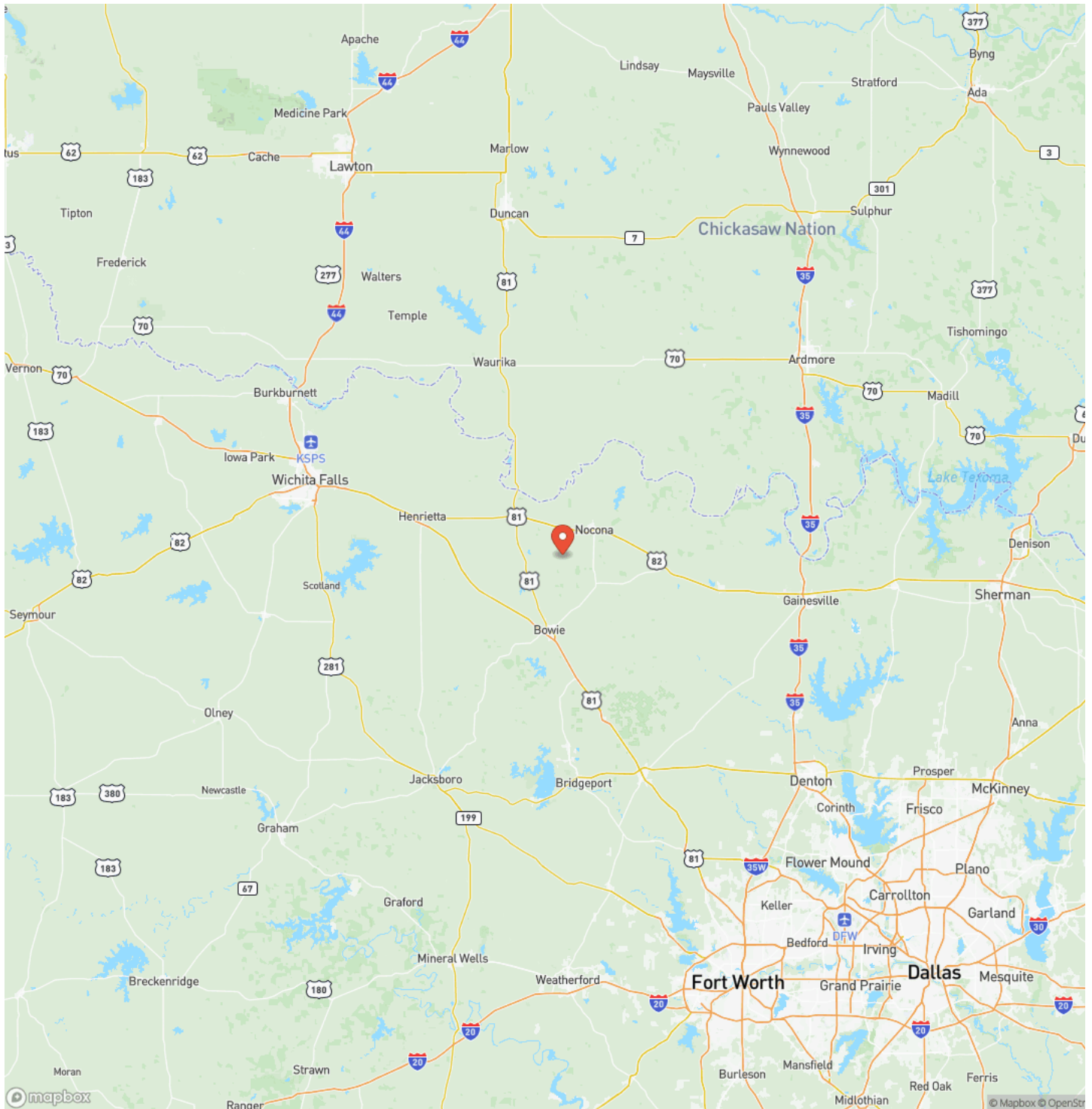
This 29 plus or minus acres offers a secluded spot to call home. Located north west of Montague on Arverson Road that T's into Barrel Springs Road, the property offers a nice gated and fenced entry that leads to an Ag Exempt pasture with building sites, native grass and some coastal bermuda and hunting opportunities. Information deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify that all information contained herein is accurate.



Locator Map



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Satellite Map



29+/- 3295 Barrel Springs Nocona, Texas 76255
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LISTING REPRESENTATIVE

For more information contact:



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3311 I-35

City / State / Zip

NOTES

This image shows a single 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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