

**Montague County Ranch with multiple  
houses**

**319 Quail Run Road  
Nocona, TX 76255**

**\$800,000**

**22.420± Acres  
Montague County**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

## Montague County Ranch with multiple houses Nocona, TX / Montague County

### **SUMMARY**

**Address**

319 Quail Run Road

**City, State Zip**

Nocona, TX 76255

**County**

Montague County

**Type**

Ranches, Residential Property, Horse Property,  
Single Family

**Latitude / Longitude**

33.713003 / -97.776244

**Taxes (Annually)**

3700

**Dwelling Square Feet**

2710

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

22.420

**Price**

\$800,000

**Property Website**

<https://moreoftexas.com/detail/montague-county-ranch-with-multiple-houses-montague-texas/30750/>



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## Montague County Ranch with multiple houses

### Nocona, TX / Montague County

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### **PROPERTY DESCRIPTION**

Here is your chance to own a small ranch in Montague County with 3 homes on it! A main home, a bunkhouse, and a cabin - in addition to a fantastic workshop and relaxing gazebo. The native grass ranch has plenty of room, water and grazing for a nice small livestock herd, as well as plenty of great soil for small farming or large garden operations.

1.5 hours to DFW airport  
18 minutes to Lake Amon G. Carter  
54 minutes to Wichita Falls, TX

**LOCATION:** Southwest of Nocona, TX in Montague County

**WATER:** Two water wells. One pond (.17 acres)

**UTILITIES:** Electric. Propane gas. Septic systems. Water.

**MINERALS:** None. No production or pipelines on the property

**VEGETATION:** Native grasses

**TERRAIN:** Topography varies from 990' to 970'

**SOILS:** Truce Fine Sandy Loam and Vernon Clay

**TAXES:** 2021 taxes were \$3,700

**FENCING:** Barbed wire perimeter fencing and cross fencing

**EASEMENTS:** None other than common utilities

**LEASES:** None

**IMPROVEMENTS:**

MAIN HOUSE:

- 2,710 sq. feet (per owner)
- 2x6 exterior wall construction
- No sheetrock - ALL solid wood
- Laminated flooring with tile in bathrooms and utility room
- Solid wood interior doors
- Master bath has shower and walk-in bath tub
- Whirlpool tub in second bathroom
- Separate utility room
- Granite counter tops
- 19'x12' master bedroom
- 16'x11' second bedroom
- Hobby room is 16' x 7' with a closet
- Second living area is 16' x 40'
- Large kitchen with island
- Metal roof
- Hardey Board siding

BUNK HOUSE:

- 16'X24'
- One main room
- 1 bathroom
- Kitchenette
- Metal roof



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All wood interior  
Concrete floor

**CABIN:**

26'x28'  
Pier & beam  
Composition roof  
2 bedrooms  
1 bathroom  
Full kitchen  
All wood interior

**SHOP:**

All steel construction  
30'x50'  
Two overhead doors  
Fully insulated  
Heated  
Plumbed for a bathroom

**GAZEEBO:**

24'x24'  
Concrete floor  
Centrally located between all buildings

**SHOWINGS:** Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.



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## Locator Maps



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## Aerial Maps



**Montague County Ranch with multiple houses**  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jared Groce

**Mobile**

(940) 390-0081

**Office**

(940) 600-1313

**Email**

[jgroce@mossyoakproperties.com](mailto:jgroce@mossyoakproperties.com)

**Address**

2112 E. Hwy 82

**City / State / Zip**

Gainesville, TX 76240

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**NOTES**

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## 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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**Mossy Oak Properties of Texas**  
4000 W University Dr  
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