

**2200 Cardwell Road, Nocona, Texas**  
2200 Cardwell Road  
Nocona, TX 76255

**\$560,000**  
64.187 +/- acres  
Montague County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



**2200 Cardwell Road, Nocona, Texas**  
**Nocona, TX / Montague County**

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## **SUMMARY**

### **Address**

2200 Cardwell Road

### **City, State Zip**

Nocona, TX 76255

### **County**

Montague County

### **Type**

Ranches, Recreational Land, Residential Property,  
Horse Property, Single Family

### **Latitude / Longitude**

33.8099502 / -97.8049805

### **Taxes (Annually)**

1411

### **Dwelling Square Feet**

688

### **Bedrooms / Bathrooms**

1 / 1

### **Acreage**

64.187

### **Price**

\$560,000

### **Property Website**

<https://moreoftexas.com/detail/2200-cardwell-road-nocona-texas-montague-texas/22131/>



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## **PROPERTY DESCRIPTION**

Approximately 64 acres in Nocona, Montague County, Texas. This property is ready to raise your cattle or horses. Enjoy a quiet home in the country. One mobile home and one house. Two ponds. Fenced and cross fenced. This property has one barn shop and one large metal building. Both have electricity. Metal building has two garage doors and an overhang. Plenty of room to ride your ATV or horses. Close enough to town for a quick trip. Highway 82 gives quick access to Wichita Falls, Dallas, Ft Worth. For showing information contact Realtor Mike Morris-Mossy Oak Properties of Texas Cross Timbers Land & Home at [mmorris@mossyoakproperties.com](mailto:mmorris@mossyoakproperties.com) or 940-231-7387.



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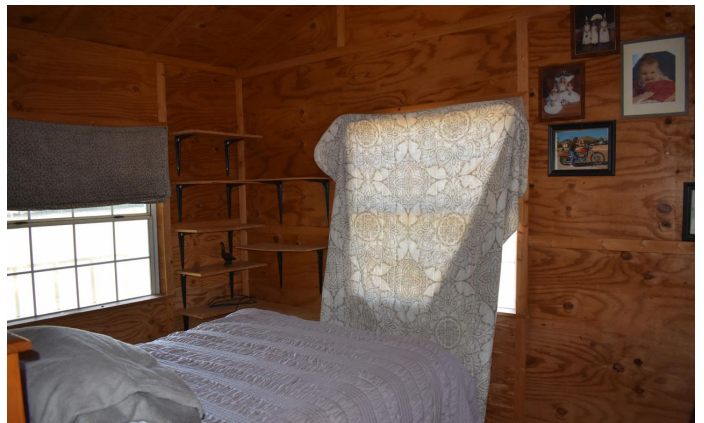
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## Locator Maps



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## Aerial Maps



2200 Cardwell Road, Nocona, Texas  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Mike Morris

**Mobile**

(940) 231-7387

**Email**

mmorris@mossyoakproperties.com

**Address**

2112 E HWY 82

**City / State / Zip**

Gainesville, TX 76240

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**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.



**MoreofTexas.com**



## **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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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