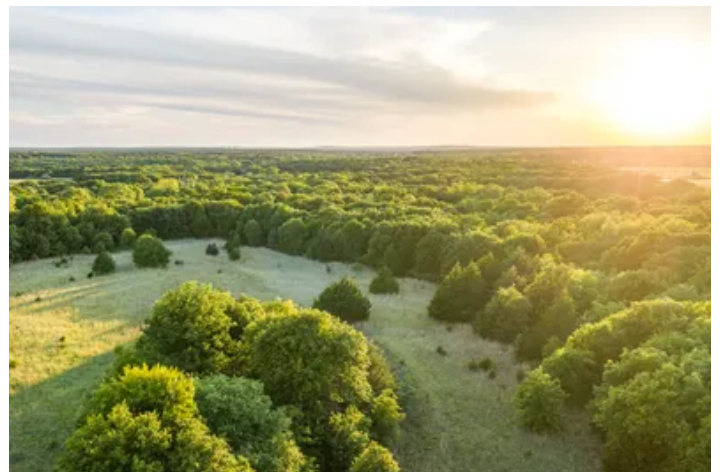


Nocona Recreational Farm
Farm To Market Road 1956
Nocona, TX 76255

\$349,900
40± Acres
Montague County



Nocona Recreational Farm
Nocona, TX / Montague County

SUMMARY

Address

Farm To Market Road 1956

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.8033 / -97.5988

Acreage

40

Price

\$349,900

Property Website

<https://arrowheadlandcompany.com/property/nocona-recreational-farm-montague-texas/104779/>

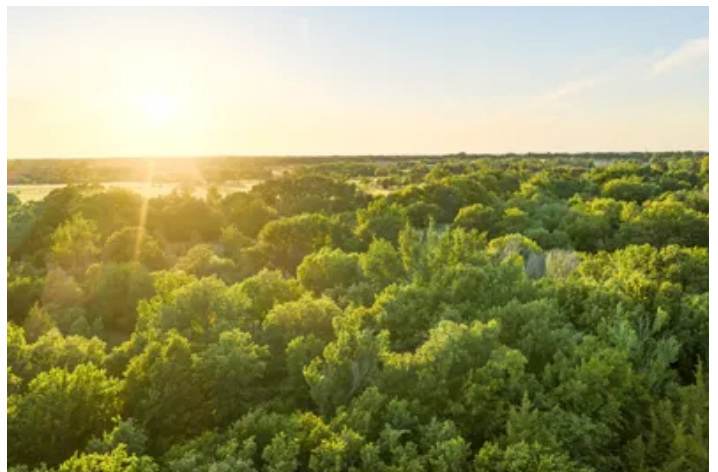
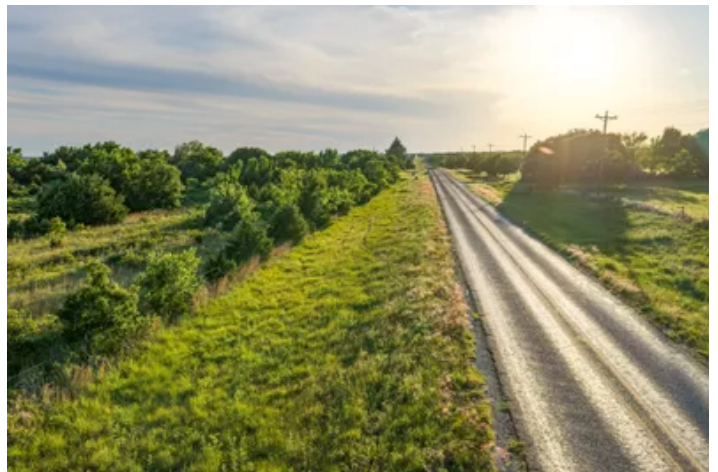


Nocona Recreational Farm Nocona, TX / Montague County

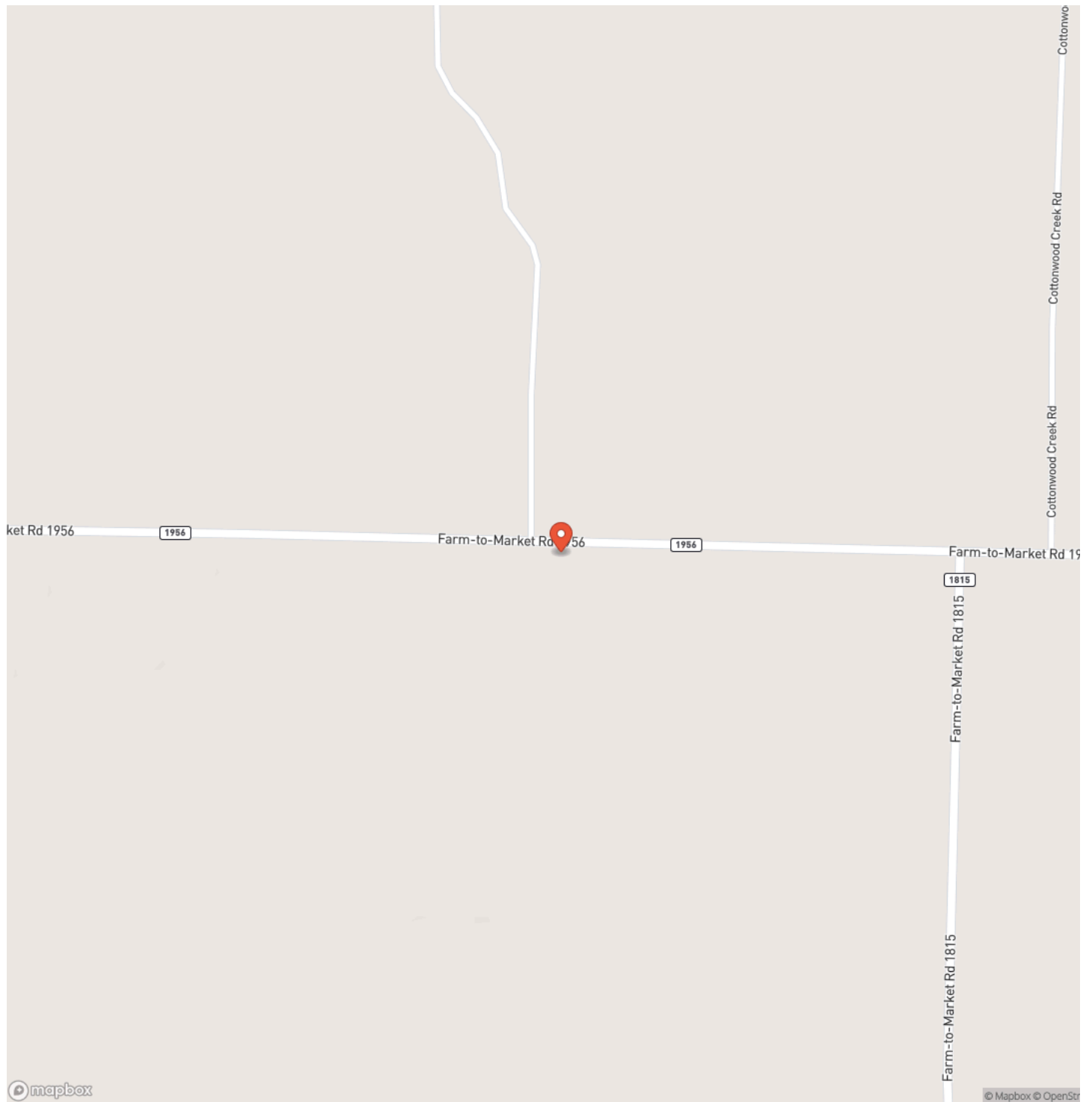
PROPERTY DESCRIPTION

Introducing the Nocona Recreational Farm, a beautiful 40 +/- acres in Montague County, Texas, offering outstanding opportunity in a great location! Located only 8 +/- miles from Nocona, the property sits in an area where you are able to enjoy the country as well as have quick access to nearby amenities. Whether you're looking for a peaceful rural homesite or a practical investment, this land is well-positioned to meet your needs! The property is well equipped for outdoor recreation and agricultural use as well. A strong mix of mature oak trees provides excellent forage for wildlife, while the thick native underbrush creates ideal habitat for small game. Scattered cedar trees add cover enhancing the property's appeal for hunting. The combination of natural food sources and cover makes this a great environment for wildlife populations year-round, making this farm very appealing for hunters! A pond in the timber also presents the potential opportunity for waterfowl; also acting as a great water source for wildlife! In addition to its recreational appeal, the land is fully fenced around the perimeter making it suitable for running cattle or other livestock if desired. The 700± feet of paved road frontage ensures easy access and provides flexibility for future improvements such as a homesite or cabin. With its gently varied terrain and attractive natural features, the property offers multiple potential build sites for a country home or weekend retreat. Whether you're looking for a peaceful homesite or a great hunting farm, this property has the potential! The property is located 27± miles from Bowie, 35± miles from Gainesville, and approximately 90± miles from Fort Worth. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [\(817\)913-5323](tel:8179135323). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

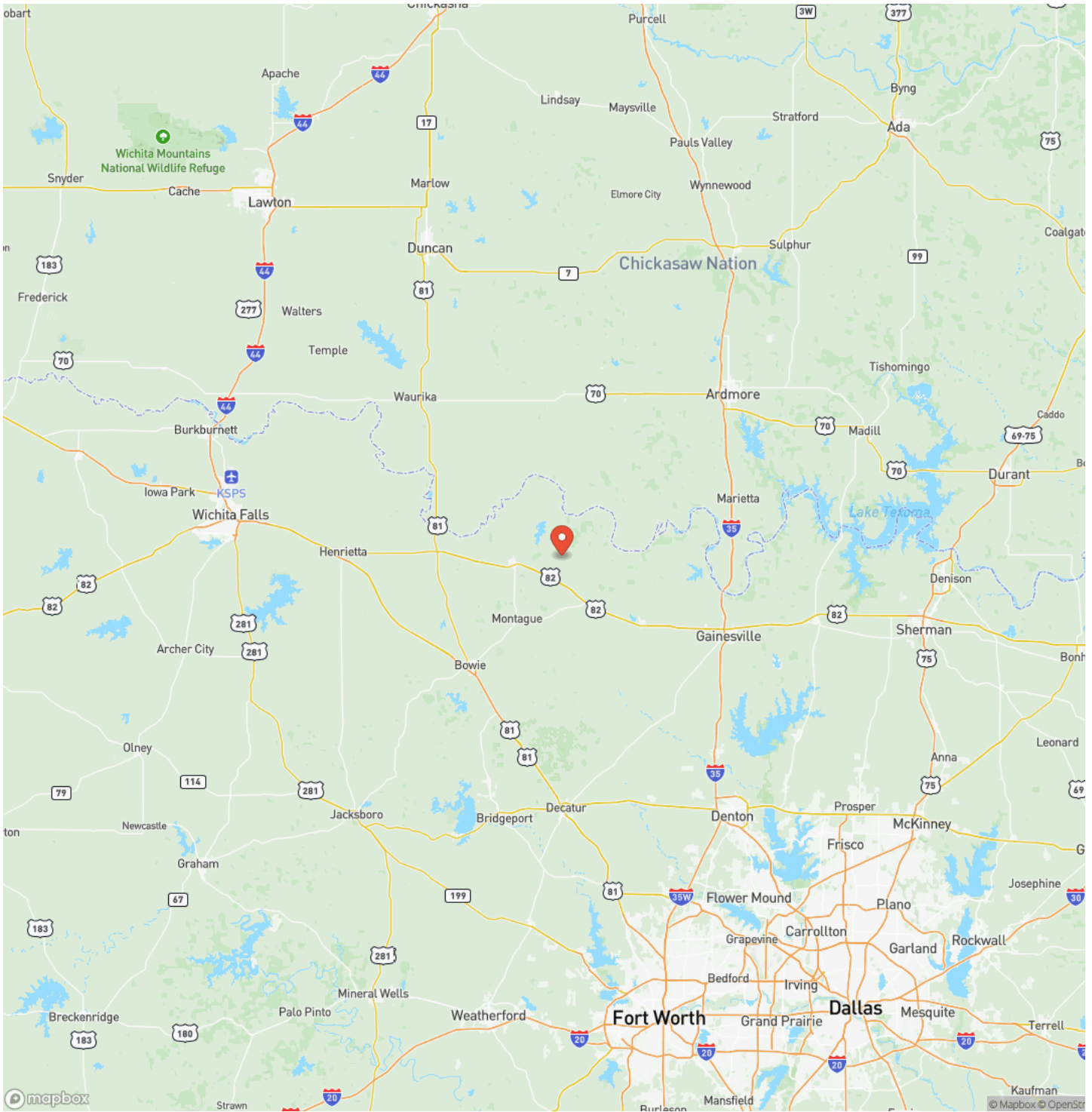
Nocona Recreational Farm
Nocona, TX / Montague County



Locator Map



Locator Map



Satellite Map



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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