

Nocona 69 acres
Nocona
Nocona, TX 76255

\$310,000
69± Acres
Montague County



Nocona 69 acres
Nocona, TX / Montague County

SUMMARY

Address

Nocona

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Ranches, Hunting Land, Undeveloped Land, Horse Property

Latitude / Longitude

33.94996 / -97.68967

Acreage

69

Price

\$310,000

Property Website

<https://greatplainslandcompany.com/detail/nocona-69-acres-montague-texas/80196/>



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PROPERTY DESCRIPTION

This 69 acre tract is located just north of Nocona, TX near the Red River. This property is located 13 miles north of Nocona, TX, 50 miles west from Gainesville, TX and 60 miles east of Wichita Falls, TX, lying approximately 3/4 mile off the Red River. This property offers excellent habitat for livestock and hunting. The property has been used solely for the purpose of grazing cattle. This property would be an excellent addition to anyone's livestock or hunting operation.

General Information:

The property is located in northern Montague County which is a 937 sq mile county primarily in the western Cross Timbers region characterized by post oak savannah. The Red River watershed drains the northern part of the county, where this property is located. County property tax rate is 1.38%. County records indicate a \$310,070 production market of this property with annual taxes of \$52.29.

Accessibility:

Paved road access via FM 103 along the south side and entrance to the property. Russell road is a dirt road which borders the east and north ends of the property which allows great assessment of cattle from the roads. A single gated entrance off of FM 103 provides easy access to the property even in wet conditions.

Forage:

The entire property contains abundance of smooth bromegrass and tall fescue making for excellent feed for cattle and horses. With over 30" of annual rainfall, longterm growth provides for high carrying capacity on this acreage. A vast majority of the property is teller loam, 0 to 1 percent slope.

Water:

Two natural fed ponds, one on the front 1/2 of the property and one at the north end provide ample water for cattle, horses and livestock. Annual rainfall for the region is 37.56" providing for excellent year round growth of grass and filling up the water tanks.

Cover:

Large oak trees, elm locust, dogwood and other trees throughout the entire property provide ample shade and cover for all livestock during those hot summer days in North Texas.

Improvements:

5 strand barbed wire fence with t-posts surrounds the property with wide 2 panel folding gate on south side of the property.

Utilization:

The owner purchased this property with the sole purpose of grazing cattle. However, evidence of quality hunting is found throughout the property. From excellent cover for deer and pigs along with excellent forage and water sources provides quality hunting habitat. A shed measuring 62" was found on the day of photography putting the deer in the 140'-150' class of whitetail. The region contains high wild pig populations and is known for quality pig hunting.

Minerals:

Minerals are not owned by seller and do not convey. Current capture of minerals is ongoing on the property with 6 small pumpers and 3 battery tanks located on the south 1/3 of the property. Location of the pumpers and tanks can be seen on map and in aerial photos.

Survey:

Owner has survey in hand and can provide with upon agreed contract.

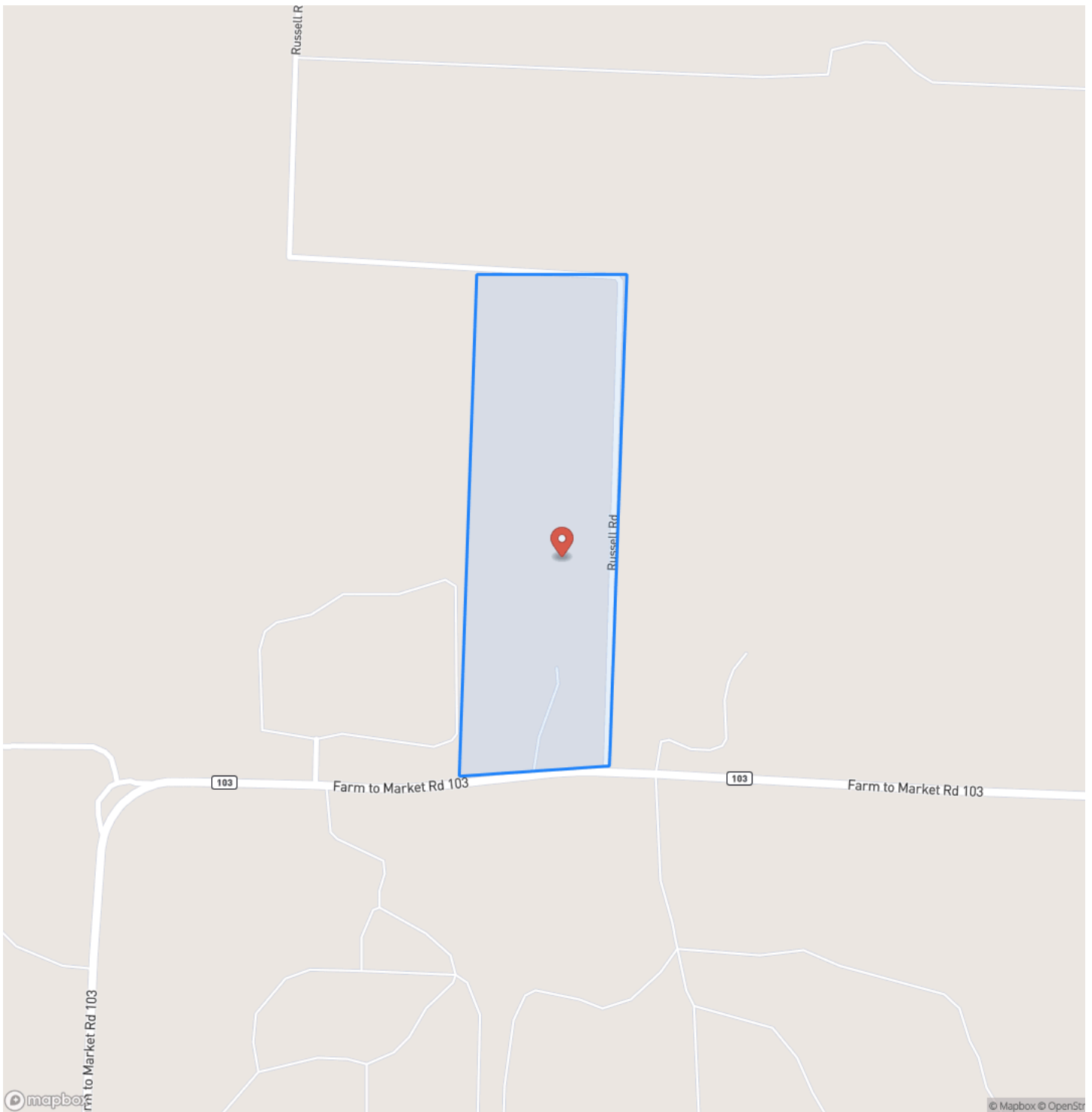
Please look through the attached photos as well as the panoramic view located on the map. If you have any questions please do not hesitate to reach out to me.



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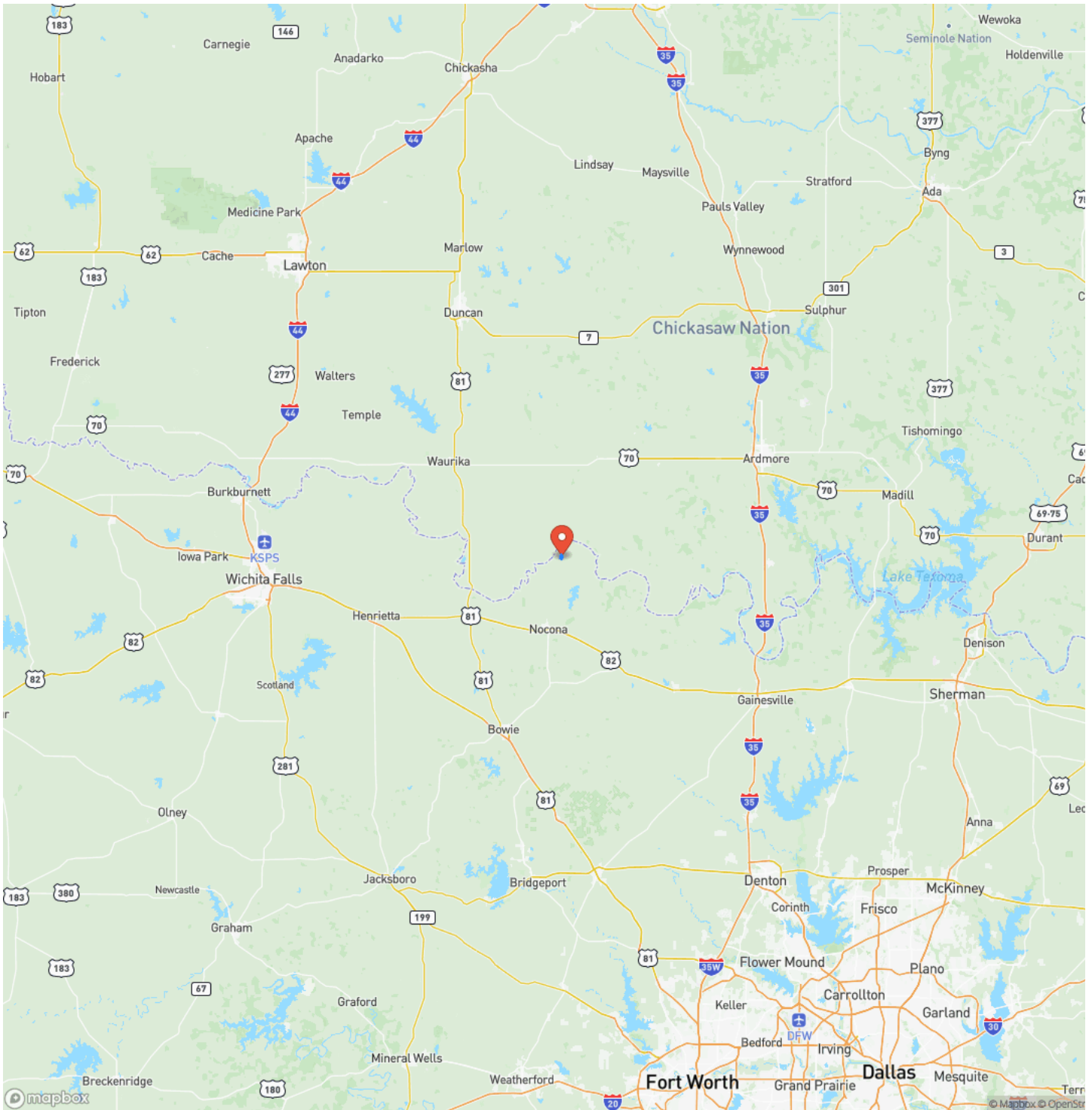


Locator Map



Nocona, TX / Montague County

Locator Map



MORE INFO ONLINE:

greatplainslandcompany.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

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Email

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Address

2919 S Georgia St

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

greatplainslandcompany.com

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DISCLAIMERS

Maps and descriptions of the property are estimated and may not be actual as determined by survey.



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