

Rousse Ranch
3641 Carpenter Rd
Nocona, TX 76255

\$749,000
80.3± Acres
Montague County



Rousse Ranch
Nocona, TX / Montague County

SUMMARY

Address

3641 Carpenter Rd null

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Farms, Horse Property, Recreational Land, Hunting Land, Ranches

Latitude / Longitude

33.896994 / -97.673524

Acreage

80.3

Price

\$749,000

Property Website

<https://ranchmanproperties.com/detail/rousse-ranch/montague/texas/107193/>



PROPERTY DESCRIPTION

Location

Nestled in the charming city of Nocona, within Montague county, this property boasts a desirable Texas address. Its strategic position offers both the tranquility of rural life and convenient access to local amenities, striking an ideal balance for a fulfilling lifestyle.

Land and terrain

Spanning 80.3 acres, the land presents a versatile landscape ready for various endeavors. Its natural contours and open spaces are perfectly suited for grazing, ensuring a robust environment for cattle or horses. The terrain invites exploration and offers diverse opportunities for developing your ideal ranch or recreational haven.

Improvements and infrastructure

The property is thoughtfully secured with full barbed wire fencing, featuring cross-fencing and a gate, providing immediate functionality for livestock management. These existing improvements lay a solid foundation, allowing for immediate use while offering flexibility for future enhancements to tailor the property to your specific needs.

Water and utilities

A significant feature of this ranch is its 2 ponds, providing a reliable water source for livestock and attracting local wildlife. This natural amenity enhances the property's ecological value and offers recreational potential. The availability of essential utilities can be readily explored to support any future residential or operational development.

Wildlife and vegetation

The land is a haven for diverse wildlife, including dove, hogs, turkey, and whitetail deer, making it an exceptional destination for hunting enthusiasts. The natural vegetation supports this thriving ecosystem, contributing to the property's beauty and providing ample forage for animals, both wild and domestic.

Current and potential use

Currently utilized for cattle, this versatile acreage is primed for a multitude of uses. Beyond grazing and ranching, it offers superb potential for horses, hunting, and general pastureland. The possibilities extend to creating a recreational paradise, a productive farm, or a private sanctuary tailored to your desires.

Access and easements

Access to the property is facilitated by a gravel road, ensuring easy entry. With both highway and private road frontage, the land offers excellent accessibility while maintaining a sense of seclusion. The well-defined access points contribute to the property's overall appeal and operational efficiency.

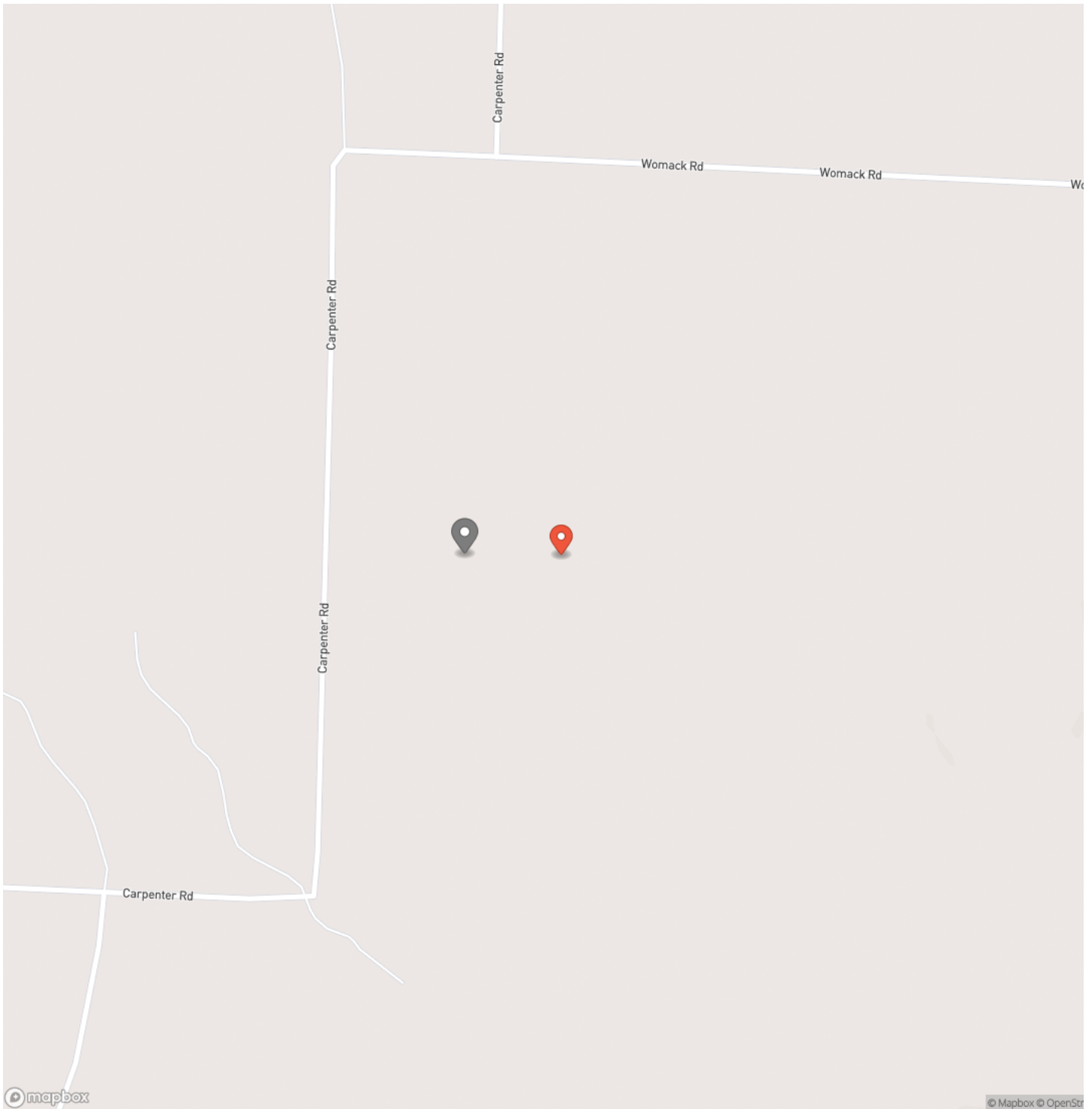
Showing instructions and contact

To experience this exceptional property firsthand, showings are available by appointment only through a showing service. All information provided is deemed reliable but not guaranteed; buyers and their agents are encouraged to verify all details prior to closing.

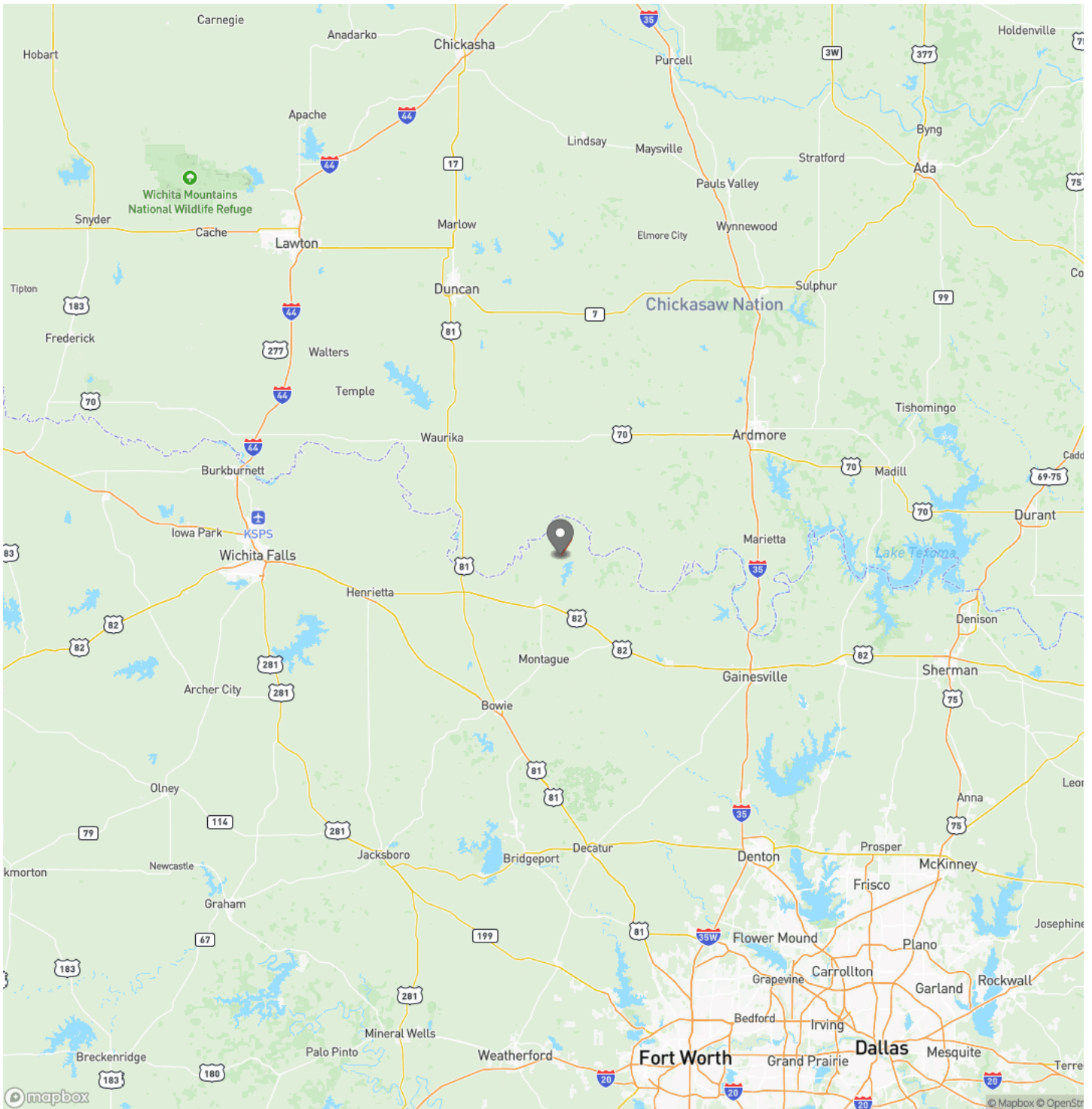
Rousse Ranch
Nocona, TX / Montague County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Aune

Mobile

(972) 768-3755

Email

austin@ranchmanproperties.com

Address

City / State / Zip

Argyle, TX 76259

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.

DISCLAIMERS

All information deemed reliable but not guaranteed. Buyer and Buyer's agent to verify all information prior to closing.



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