



RANCH CONNECTION

EST. 1984

A photograph of a cowboy on a horse herding other horses in a field at sunset. The scene is silhouetted against a bright, hazy sky, with dust or grass being kicked up by the horses' hooves.

LAKE NOCONA RANCH

www.ranchconnection.com

FORT WORTH · AUSTIN · CENTRAL TEXAS · SOUTH TEXAS

5049 Edwards Ranch Rd, Flr 4 | Fort Worth, Texas | 76109



LAKE NOCONA RANCH

Nocona, Texas

MONTAGUE COUNTY

1,073± ACRES

Nocona, Texas

\$10,196,160

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL



LAKE NOCONA FRONTAGE

HUNTER'S CABIN (1/1)

3 WELLS + 14 STOCK TANKS

RIFLE RANGE

DEER CLEANING STATION

ABUNDANT WILDLIFE

An incredibly beautiful ranch located in the Hill Country of North Texas, Montague County. This ranch also offers a superb location of 1.5 hours from DFW. Lake Nocona is classified as the **fourth-best bass fishing lake in Texas**, as well as offering boating, swimming and other activities. The ranch has expansive acreage of rolling terrain with a pleasing mix of woods and meadows. There are 3 entry points with an extensive road system plus trails leading to feeding areas for whitetail deer. Farmer's Creek and Dripping Springs Creek cross the ranch as they feed Lake Nocona. Three water wells, electricity, hunter's cabin, shooting range, cleaning stations and a set of working pens are in place for the new owner to complete his/her vision!



PROPERTY VIEWING BY APPOINTMENT ONLY

LOCATION: At the south end of Lake Nocona, the 3 main gates are on Black Rd to the west, Kerr Road to the east and Rivercrest Dr to the north. Just a 10 minute drive from downtown Nocona.

AREA: Located in the Western Cross Timbers ecoregion of North Texas near the Oklahoma border. Nocona has become a popular wine and brewery destination; other attractions include art galleries, museums, a golf course, cycling and recreational lake activities such as fishing and watersports.



CYNTHIA INMAN

BROKER | OWNER

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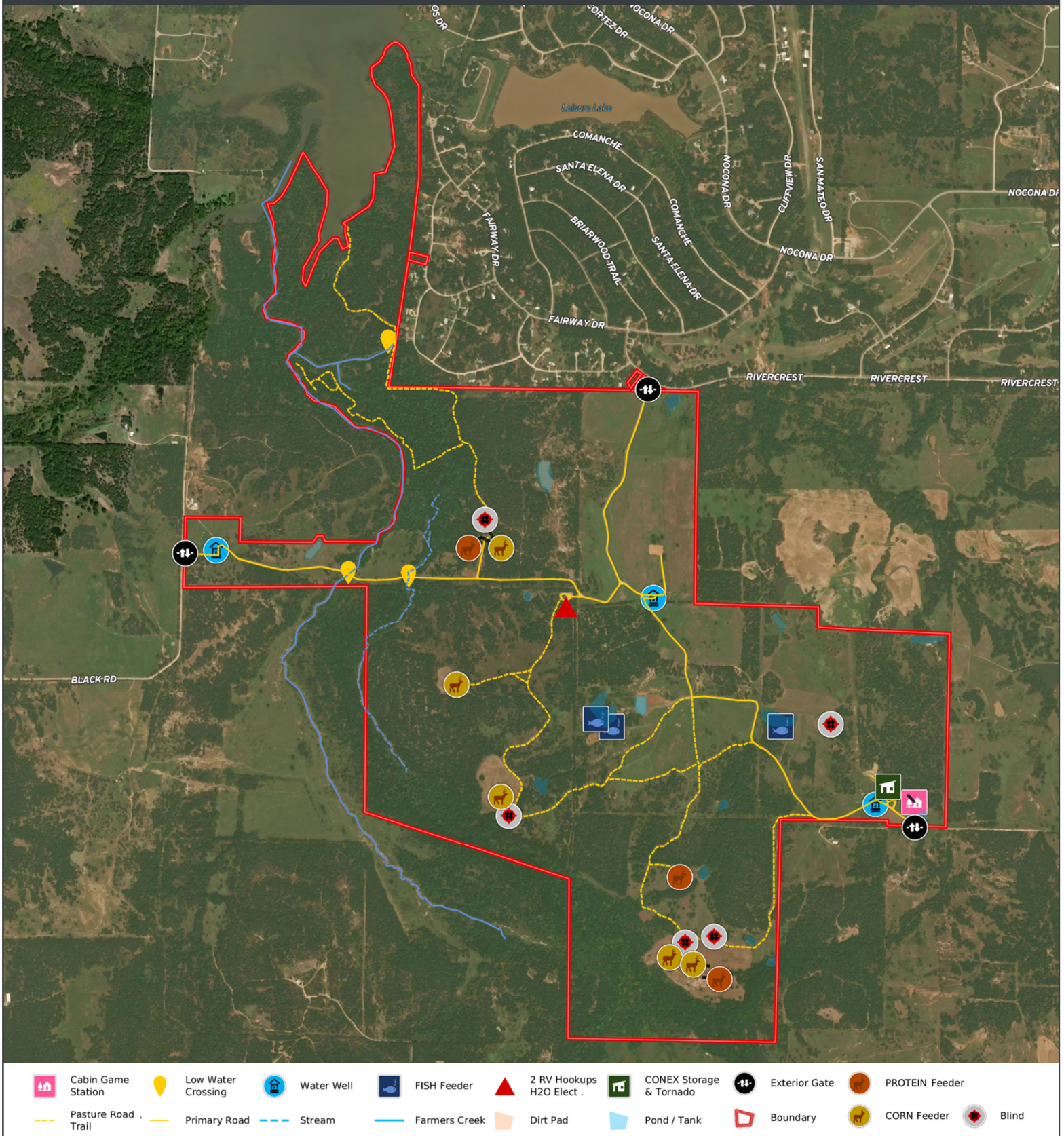


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Nocona, Texas



Disclaimer: This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.