FOR SALE · MONTAGUE COUNTY, TEXAS

Shop-Ready Acreage Outside Nocona

28 Acres · 30x40 Insulated Shop · No Restrictions / No HOA · Prairie Valley ISD

2210 Cardwell Road, Ringgold, TX 76261



28
TOTAL ACRES

21
OPEN PASTURE

7
WOODED ACRES

4 mi
TO NOCONA

This 28-acre property has no restrictions and no HOA. It sits 4 miles from Nocona in Prairie Valley ISD, just off Hwy 82, with easy access to Wichita Falls and the DFW Metroplex. With an equipped shop, open pasture, woods and utilities in place, it's ready for weekend use now, with room to build.

THE WORKSHOP

- **30x40 metal shop** on concrete floor
- **Fully insulated** with A/C
- **Laundry room** and bathroom with hot water
- **Two roll-up doors** plus walk-through door
- **15' covered front porch**
- **LED shop lighting**
- **Lean-tos on both sides** for RV/boat and covered storage

THE LAND & UTILITIES

- **21 acres open pasture** for cattle, horses or recreation
- **7 wooded acres** with deer and wildlife
- **Livestock corral**
- **Well water** and septic
- **RV hookup**
- **Second electric meter & water tap** in NW corner, ready for a future home or cabin
- **Rock driveway**

RECENT UPDATES

Electrical rewired · Shop insulated · A/C installed · Laundry room built · Hot water plumbing · LED shop lights · Electric meter reset · Generator disconnect · Frost-free hydrant · Propane tank · Rock driveway · Fertilizer & pre-emergent · Dog fence

PLATINUM LAND GROUP

LISTED BY

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