



3641 A CARPENTER ROAD
NOCONA, TX 76255



\$843,150



576 sqft



2 beds



1 baths

DESCRIPTION

Located just outside the charming town of Nocona, this 80.3-acre property in Montague County offers a ready-to-go setup for ranching, recreation, or a peaceful country getaway. The property is fully fenced with high-quality 5-strand barbed wire and includes cross fencing and a cattle guard, providing easy access and secure boundaries for livestock or property management. Water Sources: Electric well with submersible pump approximately 15 GPM, Solar-powered well approximately 10–12 GPM. Improvements: 60x40 metal barn built in 2023 with dual roll-up doors, concrete footings, and spray foam insulation – perfect for storing equipment, hay, or workshop conversion 48x12 skid-mounted man camp furnished, ideal for weekend stays. Wood-framed utility shed approximately 3 years old, with electrical service. Land Features: Rolling topography, mature hardwoods including oaks and a wild plum grove, two earthen stock tanks approximately 15 ft deep, and a great balance of cleared and native terrain. Wildlife & Habitat: Excellent habitat for white-tailed deer, turkey, dove, feral hogs, and other native wildlife. Ideal for hunting, nature enjoyment, or habitat conservation. This is a rare opportunity to own a well-maintained and highly functional property in a quiet, scenic area—ready for immediate use.

PROPERTY TYPE: Residential - Manufactured Home

MLS STATUS: Active

MLS: 20979122

YEAR BUILT: 2008

COUNTY: Montague

TRACT OR SUBDIVISION: none

LIST DATE: 06/25/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 576

TOTAL BEDS: 2

FULL BATHS: 1

HALF BATHS: 0

ACRES: 80.3

LOT SIZE (SQFT): 3,497,868

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Carport

POOL TYPE:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- Water Available

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- Other

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