

CENTURY 21

Judge Fite Company



802 FM 2634

NOCONA, TX 76255



\$950,000



1,032 sqft



2 beds



2 baths

DESCRIPTION

Discover the perfect blend of comfort, privacy, and North Texas beauty on this exceptional 66.6 acre property just north of Nocona. Whether you are seeking a peaceful weekend escape, a full time homestead, or a turnkey recreational ranch, this place delivers it all. At the heart of the property sits a well appointed 2 bed 2 bath cabin featuring a wrap around porch, warm wood finishes, an open concept living area, modern kitchen, and spacious bedroom accommodations. Large windows frame sweeping views of the surrounding countryside, while the covered porch offers the ideal spot to relax and watch the sunset. Adjacent to the cabin is a high quality 30x40 shop that is spray foam insulated with electric, overhead doors and is perfect for equipment storage, hobbies, or additional workspace. The land itself is a standout-a gorgeous mix of open pasture, scattered trees, 2 ponds and native habitat that supports abundant wildlife such as white tail deer, turkeys, dove, and pigs. Gentle elevation changes, established trails, and peaceful seclusion make it perfect for hunting, ATV riding, horseback rides, or simply enjoying nature. With ample space and no city noise, its the kind of property that feels miles away from everything yet remains conveniently close to Nocona and surrounding amenities. In addition to all this land, cabin and shop have to offer there is a MB Ranch King deer blind and feeder plus a shooting range with a shipping container to shoot from that has shooting benches and is protected from the elements. This is a one of a kind property that is ready to go. Come tour this property today and see what it has to offer.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21129407

YEAR BUILT: 2017

COUNTY: Montague

TRACT OR SUBDIVIION: G Leonard Surv A-431

LIST DATE: 12/12/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,032

TOTAL BEDS: 2

FULL BATHS: 2

HALF BATHS: 0

ACRES: 66.6

LOT SIZE (SQFT): 2,901,096

INTERIOR FEATURES

FIREPLACE:

- Masonry
- Stone
- WoodBurning

FLOOR COVERINGS:

- Laminate

APPLIANCES:

- Dishwasher
- ElectricOven
- GasRange
- Microwave
- Refrigerator
- TanklessWaterHeater

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch● Detached● Farmhouse	PARKING: <ul style="list-style-type: none">● Aggregate● Garage● GarageDoorOpener● Oversized	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● HardwoodTrees● Pasture● PondOnLot● RollingSlope● ManyTrees● Sloped● Wooded
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters● RvHookup● Storage	SIDING: <ul style="list-style-type: none">● WoodSiding
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Fireplaces● Propane	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● None● SepticAvailable● UndergroundUtilities● WaterAvailable
--	--

ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● CedarClosets● Chandelier● CathedralCeilings● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● OpenFloorplan● NaturalWoodwork● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
---	--

LISTED BY: Matthew Fenoglio 

PHONE: 940.825.6094

BROKERED BY: Superior Land & Homes LLC