

CENTURY 21[®]

Judge Fite Company



461 SNOW MARINA ROAD

NOCONA, TX 76255



\$1,300,000



1 acres

DESCRIPTION

Rare 4.86 acre lakefront parcel offering versatile development opportunities ideal for a custom lake home or private estate, a boutique marina, or a thoughtfully planned small townhome community. Seller has already partnered with an engineer and holds initial site and townhome plans. Quiet, scenic setting with easy access and strong potential for residential or recreational development. Contact listing agent for plans, site details, and next steps. This property is the perfect blend of natural beauty and tranquil living with this exceptional lakefront property set on 4.86 acres of gently rolling land. Boasting breathtaking water views, direct lake access, and abundant open space, this property offers the ideal setting for your dream home, vacation retreat, or private getaway. The land comes equipped with a recently serviced water well. With plenty of room for a custom home, guest house, or recreational amenities, you'll enjoy unmatched privacy, pristine surroundings, and endless outdoor possibilities—from boating and fishing to peaceful evening walks by the water. Located in a highly desirable area, this lakefront haven combines the serenity of country living with convenient access to nearby amenities, shopping, and schools. Whether you're an investor, builder, or nature enthusiast, this property represents a rare opportunity to own a prime piece of waterfront real estate. Features: • 4.86 acres with stunning lake frontage • Recently serviced water well • Expansive open space for building or recreation • Private, peaceful setting with convenient access to town. Embrace the lifestyle you've always imagined—your lakefront escape awaits!

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21173169

YEAR BUILT:

COUNTY: Montague

TRACT OR SUBDIVIION: no

LIST DATE: 02/10/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.86

LOT SIZE (SQFT): 211,701

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- CulDeSac
- FewTrees
- Waterfront

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Shelby Fuller 

PHONE: 940.235.0843

BROKERED BY: Red River Realty

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