

# CENTURY 21<sup>®</sup>

Judge Fite Company



3913 FM 1956

NOCONA, TX 76255



\$800,000



1 acres

## DESCRIPTION

Welcome to 3913 FM 1956 in Saint Jo, TX—where country charm meets wide open space. 50 acres of productive sandy loam pasture in the heart of Montague County — currently ag exempt for coastal hay and ready to perform from day one. The land lays well with wide open views, excellent grass cover, and soil that horse and livestock operations thrive on. Fenced and set up to work, this is the kind of ground that rarely comes available at this price point. The updated farmhouse keeps things simple and charming — move-in ready so you can focus on the land, not a renovation. Whether you're running horses, cattle, or baling hay, the infrastructure and exemption status are already in place. Productive acreage. Proven soil. Real ag value. Perfect for a getaway to Country living! Halfway between Saint Jo and Nocona on Paved roads.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21234667

**YEAR BUILT:**

**COUNTY:** Montague

**TRACT OR SUBDIVISION:** Nocona

**LIST DATE:** 04/09/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 50

**LOT SIZE (SQFT):** 2,178,000

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural

**FENCING:**

- BarbedWire

## UTILITIES

**HEATING/COOLING:**

- Electric

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kimberly Cain 

**PHONE:** 940.668.8523

**BROKERED BY:** THE REAL ESTATE COMPANY

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