

CENTURY 21[®]

Judge Fite Company



3913 FM1956
NOCONA, TX 76255



\$800,000



1,151 sqft



2 beds



1 baths

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: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21234936

YEAR BUILT: 1970

COUNTY: Montague

TRACT OR SUBDIVIION: Nocona

LIST DATE: 04/10/2026

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800.451.8055

AREA:

SQUARE FEET: 1,151

TOTAL BEDS: 2

FULL BATHS: 1

HALF BATHS: 0

ACRES: 50

LOT SIZE (SQFT): 2,178,000

INTERIOR FEATURES

FLOOR COVERINGS:

- LuxuryVinylPlank

APPLIANCES:

- GasOven

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse

PARKING:

- AdditionalParking

LOT DESCRIPTION:

- Acreage
- Agricultural

ROOF TYPE:

- Metal

POOL TYPE:

- None

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

LISTED BY: EatInKitchen
● TileCounters
● Kimberly Cain 

PHONE: 940.668.8523

BROKERED BY: THE REAL ESTATE COMPANY

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