

# Unimproved Land - Nocona, TX



## Tbd Bridwell Road, Nocona, TX, 76255

Offered at \$340,000

Property consist of approximately 52.5 acres. No restrictions. Property is flat to slightly rolling with excellent build site at south end of property with a gorgeous view. Site consist of mesquite and native grasses. Deer, hogs, turkey and other wildlife can be found on the property. Perfect for recreational, hunting or grazing. The existing pond has been enlarged and is still filling with water. Property is fenced on all four sides with brand new five wire barbed wire fence on three of the sides and new 14' pipe gate with a 60' culvert allowing easy access for large trucks and trailers. This is a rural part of Montague County perfect for a barndominium. On the northeast corner on this tract there is one pump jack and one tank battery containing four tanks. Seller does not have mineral rights.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
52.5 acre (lot size)
Built: Unknown year



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