



For Sale on Market

**\$443,975**

Call 7133771022 Today!

## LAND / UNIMPROVED LAND

Explore wide-open Texas living on this beautiful 41-acre tract north of Lake Nocona in Montague County. Offering a newly constructed entrance, this property welcomes you in with easy access and excellent county road frontage, making it ideal for a future homesite, weekend retreat, or investment opportunity. The land features a scenic pond, providing a peaceful setting and a natural draw for wildlife. Gently rolling terrain and open pasture create multiple build sites with room to roam, while still being conveniently located just minutes from Lake Nocona for fishing, boating, and outdoor recreation. With no city restrictions and plenty of space, this property is well-suited for a custom home, ranch, or recreational use. Whether you're looking for privacy, country living, or a long-term land investment, this Montague County acreage offers the setting and potential to make it your own.

### GENERAL DESCRIPTION

**Subdivision:** Robertson

**Property Type:** Land / Unimproved Land

**Lotsize:** 1,799,030 / OWNER

**MLS# / Area:** NTREIS-21135583



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/NTREIS-21135583> for more information