

78 AC Horse Facility, Montague, Texas

3947 FM 1806, Nocona, TX 76225



Beautiful rolling terrain & bottom land with coastal bermuda & scattered trees



Covered arena, 2 horse barns, panel walker, 3 mobile homes, pipe & cable fencing



Hay barn, equipment shed, 2 round pens, small creek — Reduced to \$750,000

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**78 AC Horse Facility, Montague, Texas
3947 FM 1806, Nocona, TX 76225**

LOCATION: Approximately 85 miles or 1.5 hours from Will Rogers Coliseum in Fort Worth. From Bowie go north on hwy 59 to Montague, the west onto FM 1806 for 4 miles and the property is on the south / left side.

TERRAIN: Beautiful rolling sandy loam terrain and creek bottom land with coastal bermuda and scattered post oak and pecan trees.

IMPROVEMENTS: An all steel covered arena 100x100 with cattle holding pens and working area with hydraulic squeeze chute 30x100. Covered 10 stall barn with pipe frame, quarter rounds & dirt floor. 2nd horse barn / work shop and storage area on concrete floor, wash bay and 10 stalls with dirt floor. 5 outdoor stalls with pipe frame and quarter rounds. Priefert panel walker, equipment shed 30x60, 40x80 hay barn, pipe and cable fencing, pipe entry.

The main home is a 4 bedroom 2.5 bath doublewide with back patio. The second home is a 2 bedroom 2 bath singlewide. The third home is a 2 bedroom 2 bath helper's singlewide. Five feed cattle traps. Three RV hook ups.

WATER: One very good water well – no issues. Small creek & one pond.

TAXES: \$ 4,000.00 annually approximately.

COMMENTS: Very beautiful rolling property and a very good working class operation.

PRICE: Reduced to \$ 750,000.00.

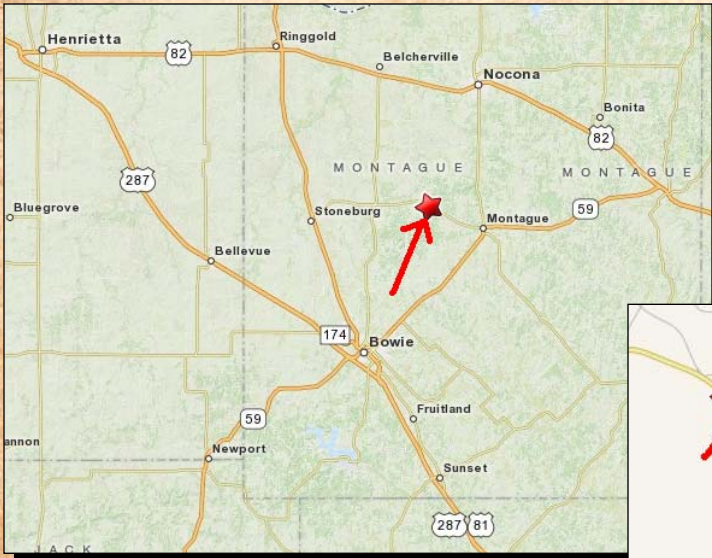
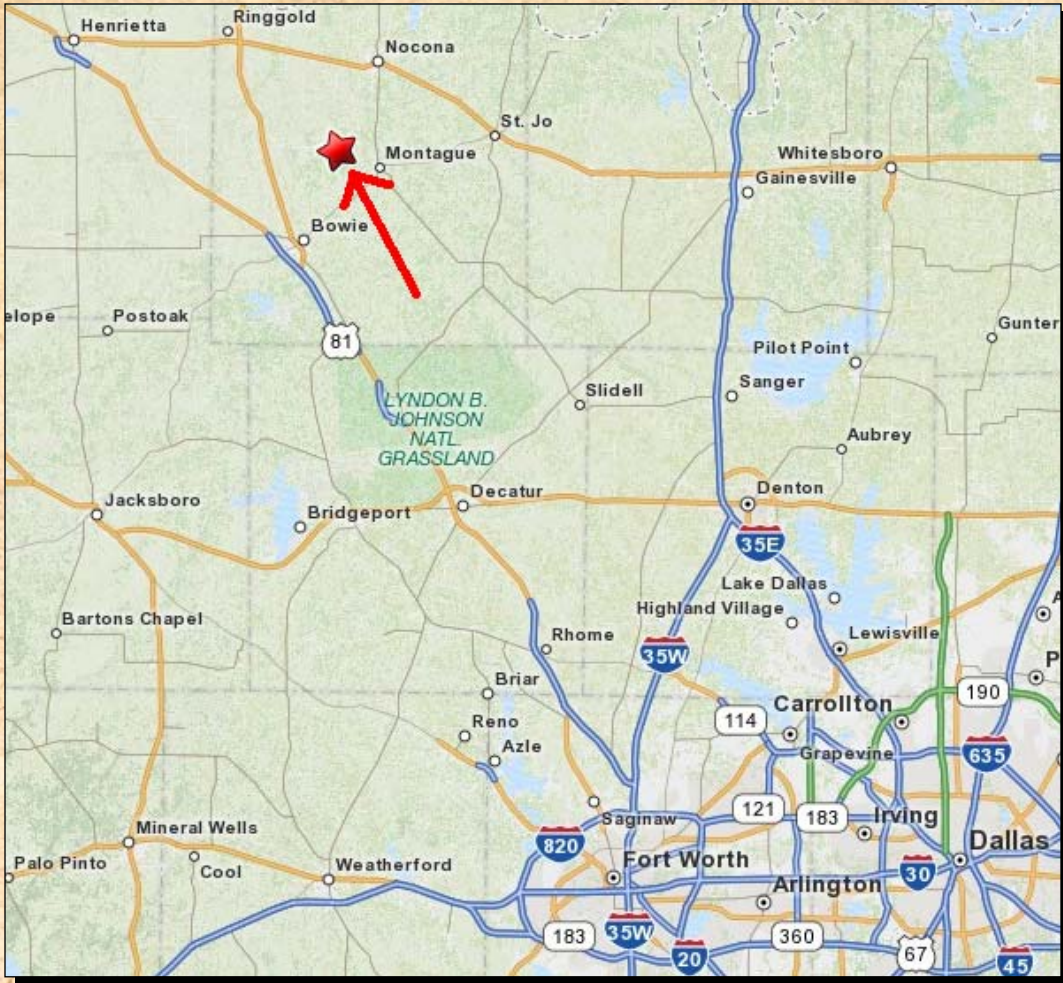
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100 m
300 ft

FM 1806