

\$8,806,000 - Tbd Gilbert Road, Nocona

MLS® #21026563

\$8,806,000

0 Bedroom, 0.00 Bathroom,
Land on 952.26 Acres

None, Nocona, TX

Panther Creek Ranch, a Premier 952.26±
Acre Ranch â€“ Gilbert Rd & FM 3428,
Nocona, TX

We are pleased to offer an extraordinary opportunity to own 952.26 acres of prime North Texas ranchland, located on Gilbert Road and FM 3428, just minutes outside of historic Nocona. This sprawling property offers a rare blend of productive pasture and wildlife habitat. It is ideal for cattle operations, hunting, or future development. Whitetail deer, feral pigs, wild turkey, and a strong population of bobwhite quail make use of the exceptional habitat.

Strong native grasses include little bluestem, side oats grama, indian grass, and mesquite grass.

Well-drained sandy loam soil
structures. Bunchgrass and mesquite flats
pocked with wild plum thickets. Gently rolling
topography and expansive views. The
seasonal Panther Creek cuts through the
middle of the ranch and flows from south to
north. It meanders for over 1.5 miles on the
property. 7 total ponds with 3 providing
exceptional fishing. Adequate water for wildlife
and cattle is found in each area of the ranch
Whitetail Deer and feral hogs make use of
Panther Creek to travel from the Red River,
less than five miles away. Exceptional habitat
supports a huntable population of bobwhite
quail. Wild Turkey are also found on the
property. Ducks can be found on many of the
ponds, and additional waterfowl habitat could



be cultivated to create incredible hunting opportunities

Almost 1.5 miles of frontage on the paved Gilbert Road and .5 miles on FM 3428.

Perimeter fenced, and a functional set of cattle working pens in the southwest corner.

Electricity is available nearby, and strong water well data is available from nearby ranches.

Location: Located 5 miles from public boat ramps on Lake Nocona - Approximately 1.5 hours from Fort Worth and 2 hours from Dallas

- Easy access to US-82 and Hwy 287

This ranch offers a rare combination of size, location, water, access, and usability â€” a tremendous opportunity.

Essential Information

MLS® #	21026563
Price	\$8,806,000
Bathrooms	0.00
Acres	952.26
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Gilbert Road
Subdivision	None
City	Nocona
County	Montague
State	TX
Zip Code	76255

Amenities

Utilities	Electricity Available
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Exterior

Lot Description	Acreage, Bottom, Cedar, Many Trees, Mesquite, Oak, Pasture, Rugged, Shinnery, Tank/ Pond
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School Information

District	Nocona ISD
Elementary	Nocona
Middle	Nocona
High	Nocona

Additional Information

Zoning	No Known Zoning
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Listing Details

Listing Agent	Jared Kennedy
Listing Office	Whitetail Properties Real Estate

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