

\$4,950,000 - 7441 Fm 1956 Road, Nocona

MLS® #21092462

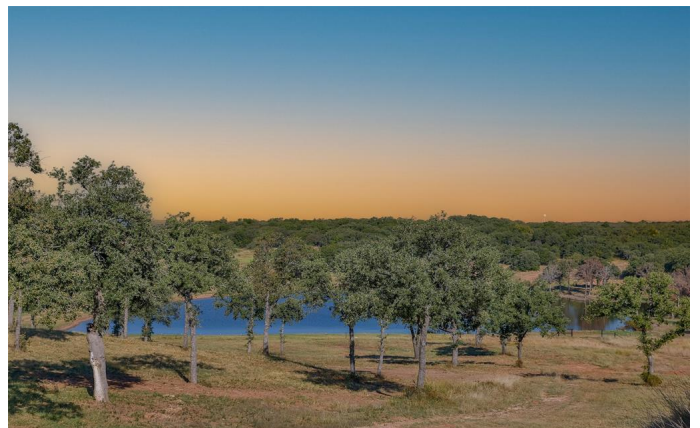
\$4,950,000

5 Bedroom, 5.20 Bathroom, 5,008 sqft

Residential on 188.00 Acres

George Brown Survey et al, Nocona, TX

TURN-KEY LUXURY IN THE NORTH TEXAS HILL COUNTRY! Move-In ready 188 +- ac ranch retreat in Northern Montague County, located less than 1.5hours from DFW and strategically situated between the historic town of Nocona and the charming square of Saint Jo. This property offers a 5008sf modern farmhouse main residence, a 1752sf guest cabin, a 102x60 workshop, livestock barn with working pens, rolling terrain, a gorgeous private lake with an additional two ponds, and a beautiful, gated entrance. An upscale combination ranch of productivity and recreation has been captured, fused with the ideas of entertainment and full-time functionality in mind. The main home boasts 5 bedrooms, 5 full baths, two half baths, and a massive, "œgreat room" with 24ft ceilings that is sure to impress. High-end leathered granite, a full service beverage bar with wine fridge, ice maker, and walk-in fridge, commercial grade appliances, and dramatic lighting selections are just a few amenities you will notice. Other perks include a home office with attached storm room, a wet-room, steam spa in the primary bath, a huge, custom walk-in closet, and an impressive outdoor patio experience complete with outdoor kitchen. An idyllic, rustic themed guest cabin sits atop a hill overlooking the private lake below and is outfitted with an indoor-outdoor floor to ceiling rock fireplace, a 1000sf covered deck with wraparound porch, a saloon style bar, and two additional bed and baths for entertaining. This



is the ultimate guest experience and it is chalk full of details that won't go unnoticed along with the panoramic views. The private lake features a fishing pier or dock if preferred and offers year-round recreational fun in the form of fishing, duck hunting, swimming, and more. Deer feeder and stand will stay behind to encourage your own memories. An insulated shop with shed row, bunk house, bath, walk-in cooler, and hoist can be found just up the drive from the livestock barn and working pens.

Built in 2020

Essential Information

MLS® #	21092462
Price	\$4,950,000
Bedrooms	5
Bathrooms	5.20
Full Baths	5
Half Baths	2
Square Footage	5,008
Acres	188.00
Year Built	2020
Type	Residential
Sub-Type	Farm
Style	Modern Farmhouse
Status	Active

Community Information

Address	7441 Fm 1956 Road
Subdivision	George Brown Survey et al
City	Nocona
County	Montague
State	TX
Zip Code	76255

Amenities

Utilities	All Weather Road, Co-op Electric, Electricity Connected, Outside City Limits, Propane, Septic, Underground Utilities, Well
-----------	--

# of Garages	3
Garages	Additional Parking, Driveway, Garage, Garage Door Opener, 2-Car Single Doors, RV Access/Parking

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Cathedral Ceiling(s), Chandelier, Decorative Lighting, Double Vanity, Granite Counters, Open Floorplan, Pantry, Smart Home System, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Livestock Equipment
Heating	Central, Electric, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Logs, Wood Burning

Exterior

Exterior Features	Covered Deck, Covered Porch(es), Dock, Rain Gutters, Kennel, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Living Center, Private Entrance, Private Yard, RV Hookup, RV/Boat Parking, Stable/Barn, Storage, Storm Cellar
Lot Description	Acreage, Agricultural, Lrg. Backyard Grass, Many Trees, Pasture, Sprinkler System, Tank/ Pond, Water/Lake View
Roof	Composition
Construction	Brick, Rock/Stone, Siding
Foundation	Slab

School Information

District	Nocona ISD
Elementary	Nocona
Middle	Nocona
High	Nocona

Listing Details

Listing Agent	Gary Lewis Jr.
Listing Office	THE REAL ESTATE COMPANY

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 21st, 2025 at 4:45am CST