



Redhawk Lake Ranch
NOCONA, TEXAS





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\$9,400,000 | 1,073± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Redhawk Lake Ranch offers approximately 1,073± deeded acres in Montague County, Texas, with a 10.16-mile perimeter of the ranch boundary, situated adjacent to Lake Nocona, which is ranked among the top bass fishing lakes in the state. The property is enrolled in the Texas Department of Wildlife Managed Land Deer Program (MLDP) and carries agricultural exemption status, providing a sound foundation for both recreational and operational use.

The ranch is watered by three producing water wells and 15 ponds, with 1.8 miles of Farmers Branch Creek and 0.30 miles of Dripping Springs Creek traversing the property. Approximately 86 acres of coastal hay production generated 165 round bales in 2025, and six established food plots totaling approximately 63± acres support a well-managed wildlife program. The land is cross-fenced into multiple pastures for rotational grazing. It is supported by a complete set of working cattle pens with a squeeze chute, a 30-ton overhead feed bin, and a 1,000-gallon diesel tank with an electric pump.

Improvements include a Morgan Building cabin serving as a field headquarters, complete with sleeping quarters, a bathroom, a small kitchen, a washer and dryer, and a mini-split HVAC unit. Three vacant lots within the Nocona Hills community provide additional access points and HOA-served potable water meter connections. Deer blinds and feeders are included in the sale.

Wildlife is abundant, with whitetail deer, turkey, hogs, dove, and ducks well represented across the property, along with a variety of native predator species. The ranch's adjacency to Lake Nocona and its multiple access points from four separate road approaches create compelling opportunities for low-density residential subdivision, recreational development, or continued ranching and hunting operations.



Location

Redhawk Lake Ranch is located in Montague County, north-central Texas, at 1732 Black Road, Nocona, Texas. The property is accessible from four separate approaches: Black Road on the East, Kerr Road on the west, and Nocona Hills on the north. This multi-point access is an unusual and practical attribute for a ranch of this size.

The city of Nocona lies within a short drive of the ranch and serves as the primary service center for the area, offering fuel, groceries, banking, medical services, and other amenities. Nocona is well known in the region for its history and character as a working Texas ranch community.

The ranch is situated immediately adjacent to Lake Nocona, the reservoir on Farmers Branch Creek managed by the Red River Authority of Texas. Lake Nocona has been ranked among the top four bass-fishing lakes in the state, and its proximity is a defining attribute of the ranch's location and recreational appeal.

The property is approximately 90 miles northwest of the Dallas-Fort Worth Metroplex, providing accessibility for buyers based in the region's major population centers.

Locale

Redhawk Lake Ranch occupies a prime position in the rolling ranch country of Montague County, a region characterized by a mix of working cattle operations, hunting properties, and recreational lake properties. The ranch's adjacency to Lake Nocona sets it apart from the surrounding landscape and places it at the intersection of productive agricultural land and a highly regarded fishery.

The Nocona Hills community borders the northern portion of the ranch, and three lots within that subdivision are included in the sale, providing HOA-connected water and an additional access corridor. The area's community character lends itself to low-density recreational and residential uses.



Nocona, the county seat of Montague County, is a classic north Texas ranch town with a strong agricultural identity. The town offers a full range of services and is home to a well-regarded hospital, schools, and the historic Boot Capital of the World designation tied to the legacy of the Justin Boot Company. Gainesville, the Cooke County seat, lies to the east and offers expanded retail and services. Wichita Falls is accessible to the northwest.



General Description

The ranch presents a varied and productive landscape typical of the Cross Timbers and Rolling Plains transition zone in north Texas. The terrain consists of gently rolling uplands, creek drainages, and open pasture ground, with native brush, post oak, and cedar interspersed throughout. Fifteen ponds are distributed across the property, and both Farmers Branch Creek and Dripping Springs Creek provide natural drainage corridors and permanent water features.

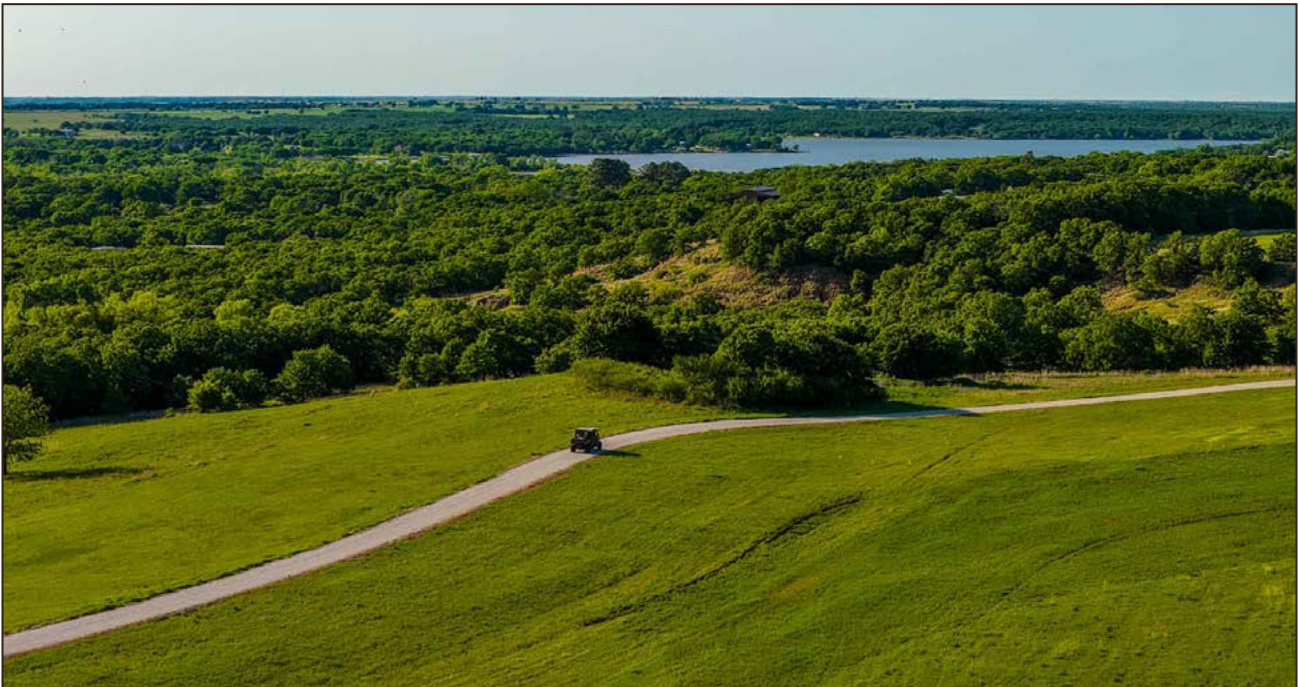


The road system was resurfaced in 2025 and provides practical access throughout the ranch. Three large culverts were installed on a low-water crossing that same year, improving year-round accessibility across the drainage features. The property's configuration, with multiple gated access points from different road approaches, allows for efficient management across its full extent.



Approximately 86 acres are in coastal Bermuda hay production, situated in two fields north and south of the diesel tank and corral complex. Six food plots totaling approximately 63± acres are strategically placed across the ranch in named areas, including Pig Land, the Creek Plot, Pretty Pond West, Pretty Pond North, and two smaller plots. These were freshly disked and seeded in 2026.

The lakefront adjacency along a portion of the property's boundary with direct access to Lake Nocona adds a distinctly recreational dimension to what is otherwise a functional working ranch.



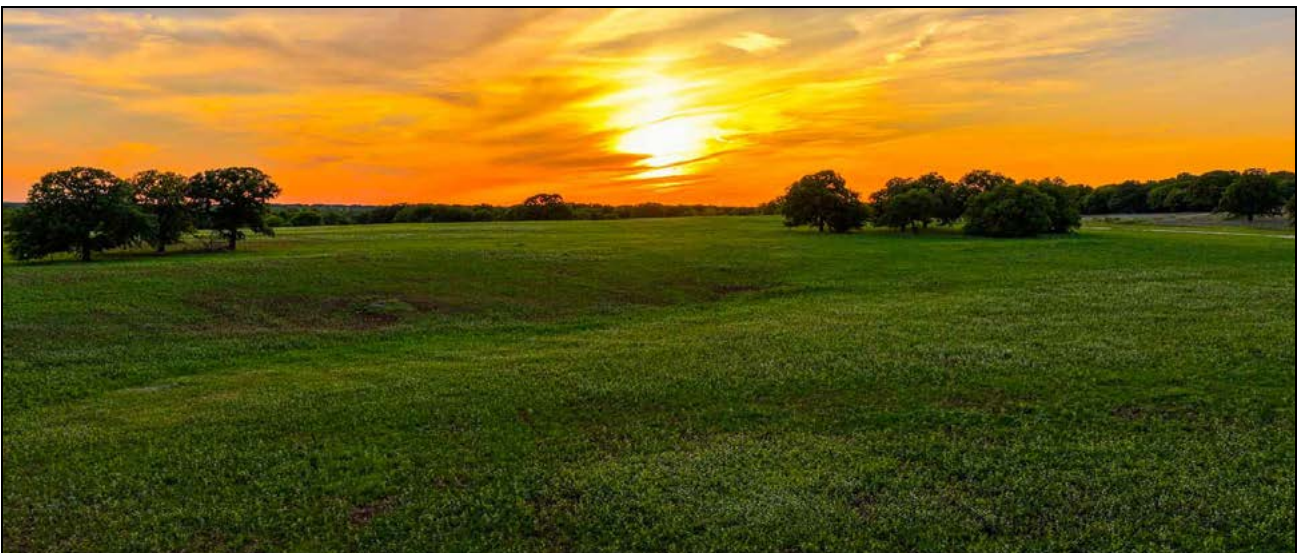
Acreage

Total Deeded Acres (Survey): 1,073.28± acres

The Montague County Appraisal District carries the property across 16 separate parcel IDs totaling approximately 1,063.50± acres. The survey total of 1,073.28± acres reflects road right-of-way areas and the three Nocona Hills lots not captured in the appraisal district records. All acreage figures are approximate; the survey is the controlling document.



Three of the parcels (R19387, R19420, R22126) are platted lots within the Nocona Hills HOA subdivision, included solely for access purposes and HOA utility connections. The land carries agricultural exemption status and is enrolled in the Texas Department of Wildlife Managed Land Deer Program (MLDP).

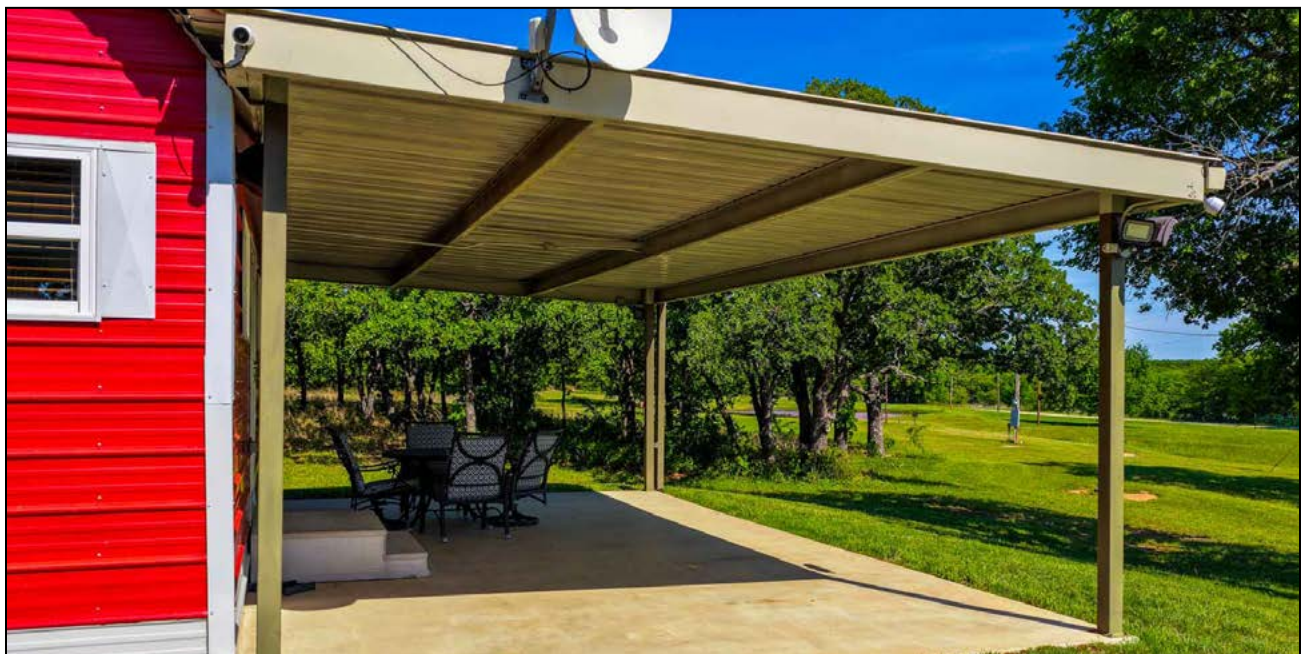


Improvements

Improvements on the ranch serve both recreational and operational functions. The ranch yard complex, centered near the diesel tank and corral along Black Road, includes the primary working infrastructure. A second utility connection is available through the Nocona Hills HOA lots on the north boundary.

Hunter's Cabin

A Morgan Building prefabricated cabin serves as the primary on-ranch quarters. The unit is a one-room efficiency configured with bunk beds, a small kitchen, and a full bathroom. A Speed Queen washer and dryer are included, as is a mini-split ductless HVAC unit providing both heating and cooling. The cabin was placed on the property circa 2008 and is in functional condition. It is connected to electric service.



Cattle Working Facilities

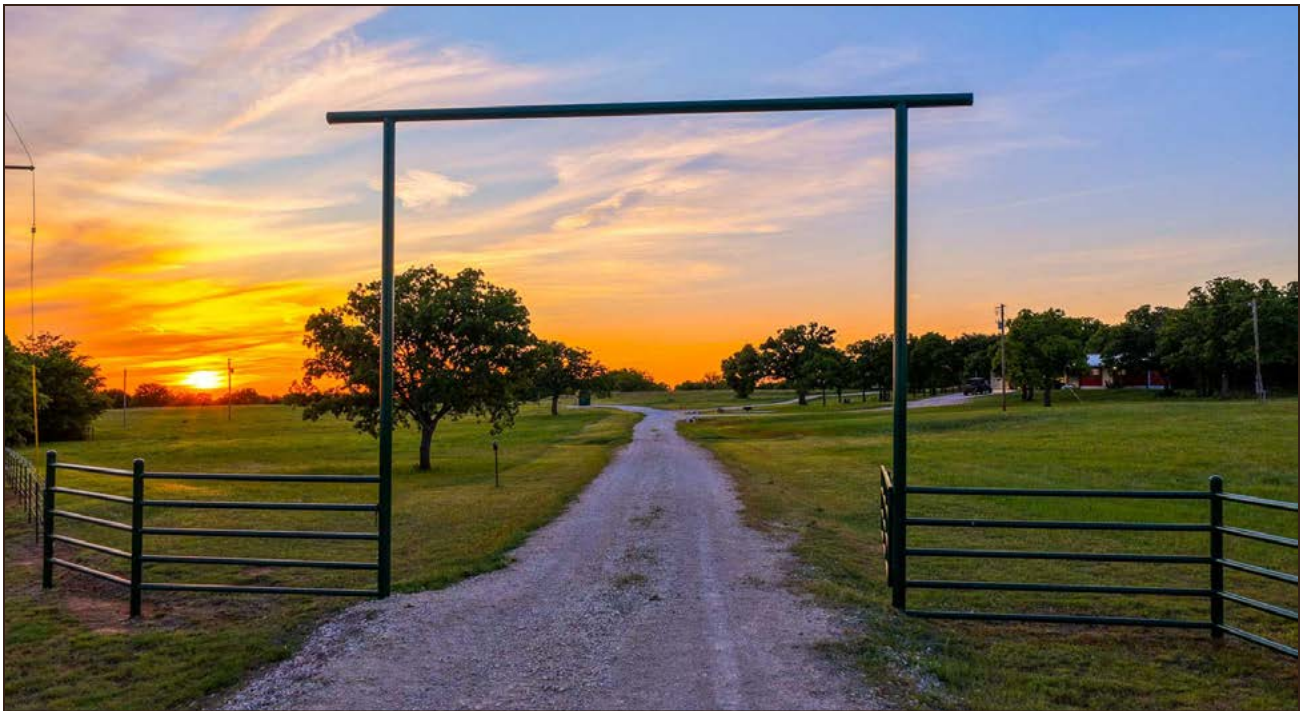
A set of cattle working pens and a squeeze chute can handle 50 to 100 head. The facilities are in working condition and support the existing cow-calf and stocker operation. Painted in 2025.



Feed and Fuel Infrastructure

A 30-ton overhead feed bin is in place for supplemental feeding operations. Manufactured in Colgate, Oklahoma, Heavy-Built Brand. A 1,000-gallon diesel storage tank with an electric pump, only three years old, provides on-site fuel for equipment. Electric service runs to the corral complex via Pentex.





Fencing and Cross-Fencing

The ranch is perimeter-fenced and cross-fenced into multiple pastures to support rotational grazing. Gated entrances at Black Road and Kerr Road were painted in 2025.

Nocona Hills Lots

Three vacant lots within the Nocona Hills HOA (Lots 1533, 1572, and 1573) are included in the sale. These lots are used solely for additional access to the ranch from the north and carry HOA-provided potable water. No structures are present on these lots.



General Operations

Redhawk Lake Ranch is currently operating as a combination cow-calf and hay production ranch with an active wildlife management and hunting program. The property is well-suited to continued operation in this capacity or expansion into any number of alternative scenarios.



The coastal hay fields, 18 acres south of the diesel tank and 68 acres north of it, produced 165 round bales in 2025. The cross-fenced pasture configuration supports rotational grazing and enables efficient livestock management across the entire acreage of the ranch. Working facilities, feed storage, and the overhead bin are in place to support a 50- to 100-head operation without significant additional capital investment.



The six food plots totaling approximately 63± acres are actively managed under the MLDP program and were disked and seeded in early 2026. Deer blinds and feeders across the ranch are included in the sale and are immediately operational.

The property lends itself equally well to a dedicated hunting and recreational retreat, a working cattle ranch with supplemental hunting income, or a land investment with subdivision and development potential given its lakefront position and multi-point road access.



Water Resources

Water resources on Redhawk Lake Ranch are substantial and well-distributed across the property.

Water Wells

Three water wells serve the ranch, each drilled to approximately 220 feet with a yield of approximately 15 GPM:

- Black Road well — four-yard hydrants
- Corral well — eight-yard hydrants; new pump installed in 2024
- Kerr Road well — four-yard hydrants

Electric service (Pentex) is available at all three well locations. The total hydrant count across the ranch is 16, providing broad coverage for livestock watering and operational use.



Surface Water

Fifteen ponds are distributed across the property, providing year-round surface water for livestock and wildlife. Two named creeks traverse the ranch: 1.8 miles of Farmers Branch Creek and 0.30 miles of Dripping Springs Creek. Farmers Branch Creek feeds into Lake Nocona, which lies adjacent to the ranch boundary.



Lake Nocona Access

The ranch's adjacency to Lake Nocona provides access to one of the top-rated bass fishing lakes in Texas. The Red River Authority of Texas manages the lake and has been independently rated as the fourth-best bass lake in the state. This is a significant recreational asset with potential implications for future development scenarios.

HOA Utility Service

Potable water is available through the Nocona Hills HOA connection on the three included lots along the north boundary.



Wildlife Resources

Redhawk Lake Ranch supports a diverse and well-established wildlife population across its 1,073± acres. The property has been managed under the Texas Department of Wildlife Managed Land Deer Program (MLDP), which provides extended, flexible deer seasons for enrolled properties.

Big Game and Upland

Whitetail deer are the primary big game species and are actively managed through the MLDP program. Turkey are present on the property. Feral hogs are huntable year-round and are present in numbers.



Migratory and Upland Birds

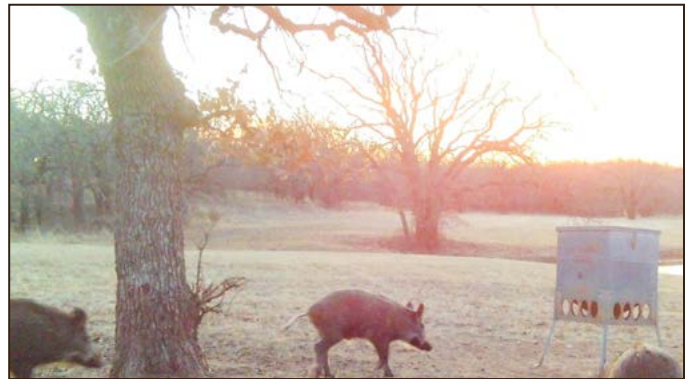
Dove hunting is available seasonally across the hay fields and food plots, which provide a strong draw for both mourning and white-winged dove. Duck hunting opportunities exist on the ponds and creek drainages, particularly during migration.





Native Predators and Non-Game

A healthy population of native predators and non-game species is present on the ranch, including coyotes, grey fox, red fox, raccoons, opossums, armadillos, skunks, and bobcats. This diversity is consistent with a well-functioning native habitat and enhances overall wildlife viewing and trapping opportunities on the property.



Hunting Infrastructure

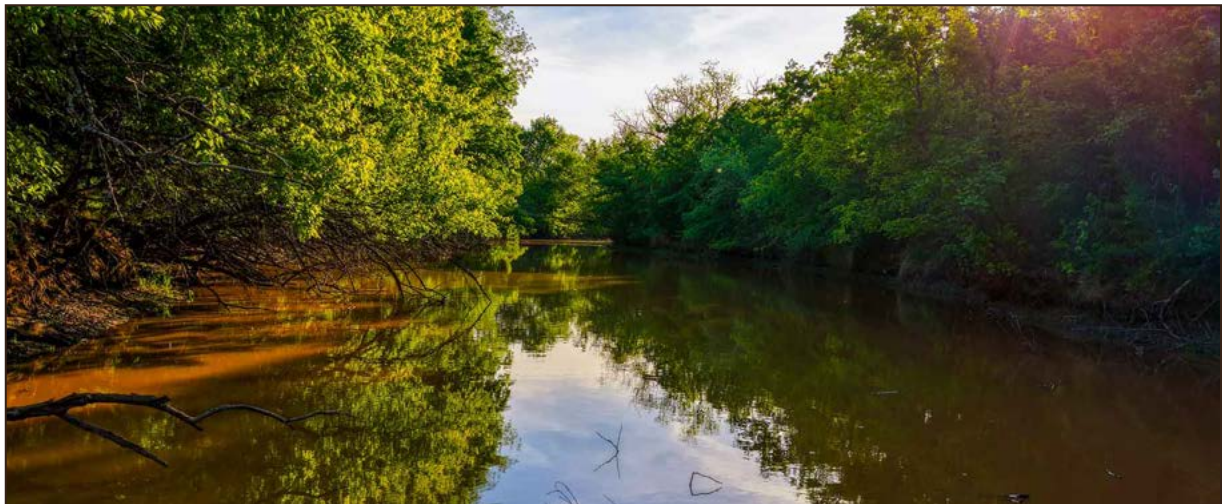
Deer blinds and feeders are distributed across the ranch and are included in the sale. Food plots in six locations, freshly seeded in 2026, provide year-round feeding and congregation areas for deer, turkey, and dove.



Fishery Resources

The ranch's adjacency to Lake Nocona is one of its most distinctive attributes. Lake Nocona is independently rated as the fourth-best bass fishing lake in Texas, a designation that carries significant weight among serious anglers and recreational land buyers across the state, with additional game fish including croppies, catfish, and sand bass. The Red River Authority of Texas manages the reservoir.

In addition to Lake Nocona access, 15 on-property ponds provide fishing opportunities for bass, catfish, and other native species. The ponds are distributed across the ranch and vary in size, with several situated adjacent to food plots and named areas such as Pretty Pond West and Pretty Pond North. These ponds have recreational and management potential and could be further developed or enhanced with minimal investment. Farmers Branch Creek and Dripping Springs Creek provide additional aquatic habitat and drainage connectivity to the lake.





Recreational Considerations

The recreational profile of Redhawk Lake Ranch is broad. In addition to hunting and fishing, the property offers opportunities for horseback riding, ATV and off-road use across the resurfaced road system, dove shooting over hay fields and food plots, and wildlife observation. The creek drainages and varied terrain provide natural areas for hiking and exploration.

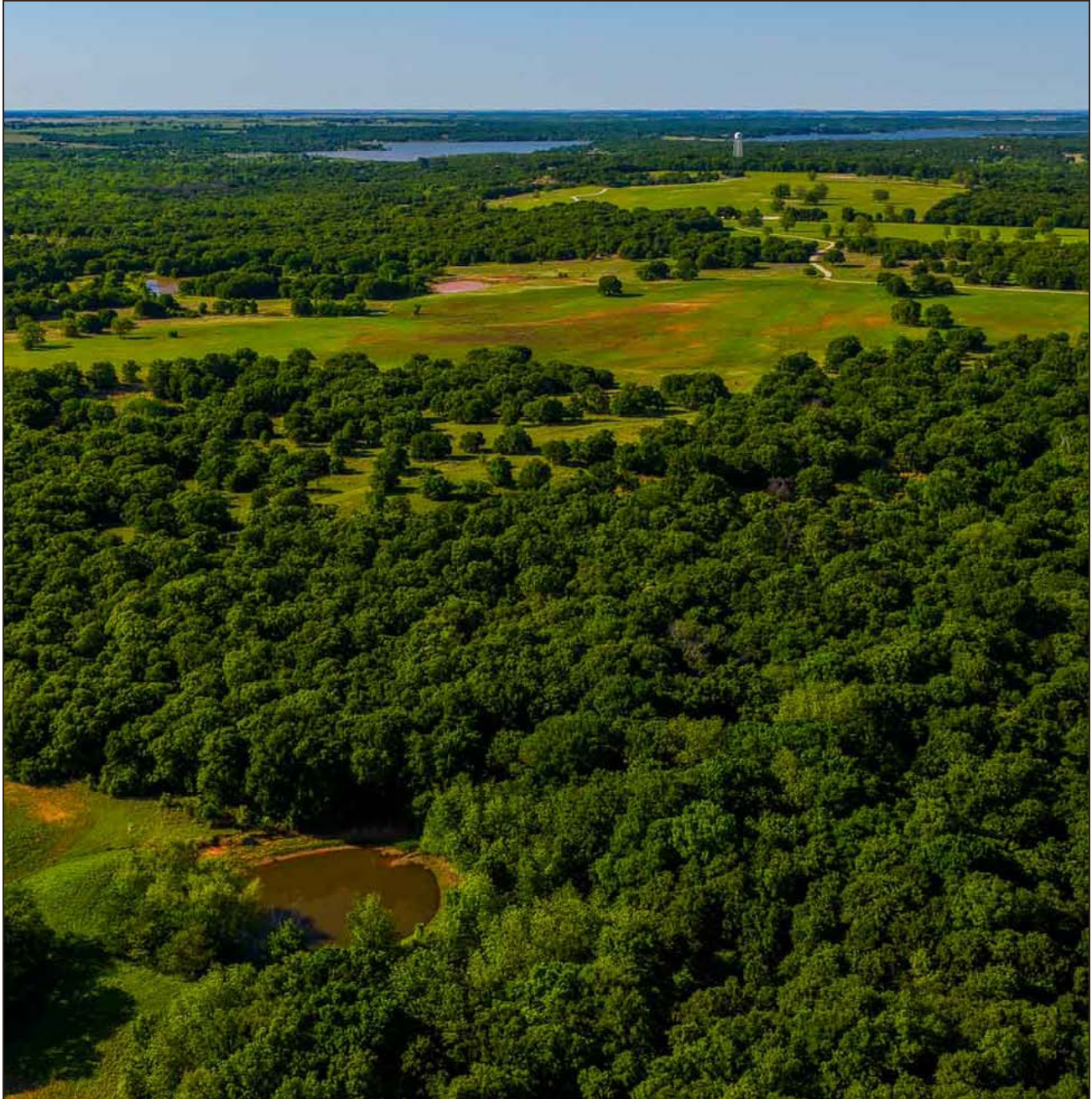
The ranch hosted a Texas Department of Wildlife Youth Hunt weekend in October 2025, demonstrating its suitability for organized hunting events and conservation programs. A permanent fire pit and a stainless cleaning station installed in 2025 add to the amenity package for hunting camp use.

The lake adjacency opens the door to boating, fishing tournaments, and other water-based recreation that purely inland ranches of comparable size cannot offer. This positions Redhawk Lake Ranch as a compelling option for buyers seeking a multi-use recreational property rather than a single-purpose hunting ranch.



Taxes

The property carries agricultural exemption status through the Montague County Appraisal District. Annual estimated taxes are available upon request. Buyers should consult with the Montague County Appraisal District and a qualified tax advisor to confirm current assessed values and exemption status.



Mineral Rights

With an acceptable purchase price, the Seller intends to convey the mineral estate without reservation. Prospective buyers should conduct independent due diligence regarding the nature, extent, and production status of any mineral interests associated with the property.

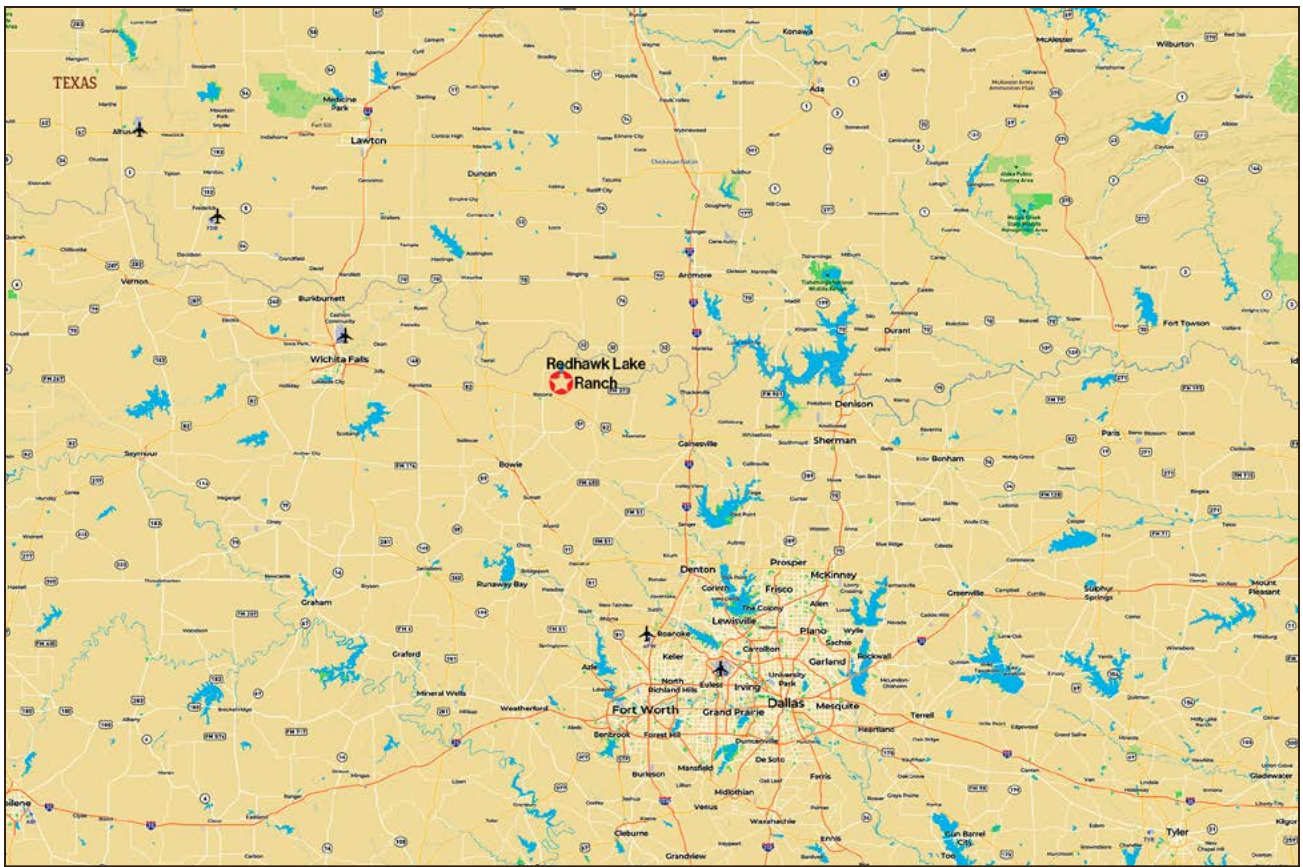


Broker's Comments

There are working ranches with good water and strong wildlife, and there are lake properties with recreational appeal. Redhawk Lake Ranch is the uncommon combination of both a fully operational cow-calf and hay operation enrolled in the MLDP program, sitting on 1,073± acres adjacent to one of the top-rated bass fisheries in Texas.

What makes this ranch stand out is the convergence of fundamentals that are genuinely difficult to replicate in a single offering: three producing water wells, 15 ponds, two creeks, 86± acres of hay production, 63± acres of food plots, complete working facilities, meaningful wildlife infrastructure, and direct access to Lake Nocona, all in a single contiguous block with four separate road access points. That kind of built-out, multi-use infrastructure is rare at any price point.

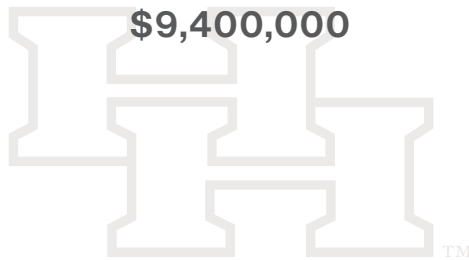
The development optionality here is real and not speculative. Multiple access corridors, lake adjacency, and a location within 90 miles of the DFW Metroplex make low-density subdivision a credible scenario for the right buyer. But the ranch also stands entirely on its own merits as a working and recreational operation, ready to use from day one.



Click on map above for link to Land id™ map of property.

Price

\$9,400,000



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- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
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- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

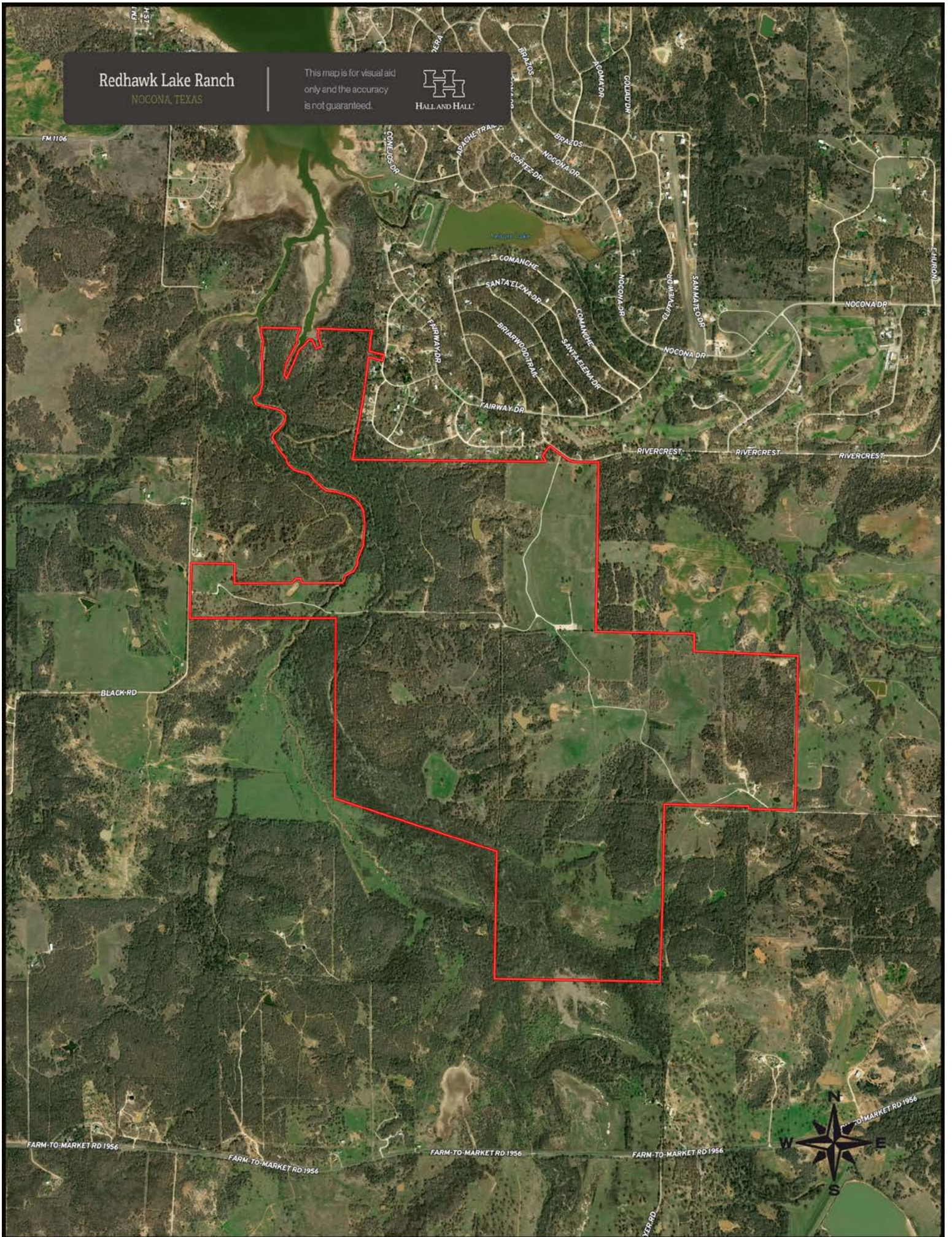
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Buyer/Tenant/Seller/Landlord Initials

Date

Redhawk Lake Ranch
NOCONA, TEXAS

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