

**SOLD**



## McMahon Cattle Ranch

200.56 +/- Acres | Montague County, TX



### ADDRESS

229 Saunders Rd  
Saint Jo, TX 76265

### LOCATION

See GPS 223 Saunders Rd will take you to property rd. The sign will say McMahon Ranch Rd. Follow road north to entrance of ranch. House will be at very end of road on right hand side.

### PROPERTY SUMMARY

Discover the McMahon Cattle Ranch, a 200-acre haven in the coveted Capps Corner area of Montague County, just north of Nocona and Saint Jo, Texas. This picturesque property boasts a 2-bedroom, 2-bath ranch house, providing a cozy retreat after a day's work.

The ranch is thoughtfully divided into five pastures, each with year-round well water. Highly improved Bermuda grass pastures yield 400 plus round bales annually, supporting a thriving herd of 50 cows. This ranch is a testament to the owner's hard work and stewardship.

A short drive away, you'll find historic Saint Jo and the charming town of Nocona. Nestled in the hill country of North Texas, this region offers a rich blend of local history, restaurants, and wineries, making it the perfect place for a weekend getaway or permanent home. McMahon Ranch is a rare opportunity for the discerning landowner.

[nationalland.com/listing/mcmahon-cattle-ranch](https://nationalland.com/listing/mcmahon-cattle-ranch)



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