

6108 Cottonwood Creek Road, Saint Jo, Texas 76265

MLS#: 21328765 **N** Active

[6108 Cottonwood Creek Road Saint Jo, TX 76265](#)

LP: \$3,500,000

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N

Lst \$/SqFt: \$4,166.67

Subdivision: Kaufman,Escobar

County: Montague

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [10265](#)

Plan Dvlpm:

Parcel ID 2: Yes

Lot: Block:

MultiPrcl: Yes MUD Dst: No

Legal:

Unexmpt Tx:

PID:No

Beds: 0

Tot Bth: 1

Liv Area: 1

Fireplc: 1

Full Bath: 1

Din Area: 1

Pool: No

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

SqFt: 840/Assessor

Yr Built: 2000/Assessor

Lot Dimen:

Subdivide?: No

HOA: None

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 284.250

HOA Dues:

Garage: No

Attch Gar:

Carport: 0

Cov Prk: 0

School Information

School Dist: Nocona ISD

Elementary: Nocona

Middle: Nocona

High: Nocona

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Loft	27 x 10 / 2	Ceiling Fan(s)	Living Room	18 x 16 / 1	Ceiling Fan(s)
Kitchen	10 x 8 / 1	Breakfast Bar, Built-in Cabinets	Breakfast Rm	9 x 6 / 1	
Utility Room	6 x 5 / 1	Separate Utility Room			

General Information

Housing Type:	Single Detached	Fireplace Type:	Freestanding, Wood Burning Stove
Lot Size/Acres:	Over 100 Acres	Levels:	1.5
Soil:	Sandy Loam, Other	Type of Fence:	Barbed Wire
Heating:	Wood Stove	Cooling:	Ceiling Fan(s), Wall/Window Unit(s)
Roof:	Metal	Accessible Ft:	
Construction:		Patio/Porch:	Covered
Surface Rights:	Easement, Mineral Easement	Topography:	
Road Surface:	Gravel	Road Frontage:	County Road
Crops/Grasses:		Vegetation:	Crop(s), Grassed, Wooded
Foundation:	Pillar/Post/Pier	Special Notes:	Utility Easement
Basement:	No	Listing Terms:	Cash, Conventional, Federal Land Bank
Possession:	Other		

Features

Appliances:	Dryer, Electric Range, Microwave, Refrigerator, Washer
Laundry Feat:	Dryer - Electric Hookup, In Utility Room, Washer Hookup
Interior Feat:	Built-in Features, Cathedral Ceiling(s), Loft, Open Floorplan
Exterior Feat:	RV/Boat Parking, Storage
Park/Garage:	Outside
Street/Utilities:	Co-op Electric, Electricity Connected, Gravel/Rock, Outside City Limits, Overhead Utilities, Septic, Well, No City Services
Lot Description:	Acreage, Many Trees, Pasture, Tank/ Pond, Varied
Proposed Use:	Agricultural, Barndominium, Cattle, Equine, Exotics, Grazing, Horses, Hunting/Fishing, Livestock, Pasture, Ranch, Recreational, Single Family
Present Use:	Agricultural, Crops, Single Family
Other Structures:	Storage, Workshop w/Electric
Restrictions:	No Known Restriction(s)
Easements:	Electric, Pipeline, Utilities
Other Equipment:	

Farm & Ranch Information

Ranch Name:	Unnerstall Farms	Crop Retire Prog:		Road Frontage:	
# Residences:	1	Pasture Acres:		Wells:	2
# Tank/Pond:	1	Cultivate Acres:			
# Barns:	0	Bottom Lnd Acres:			
# Lakes:	1	Irrigated Acres:			
		Aerial Photo Avl:	Yes		
		AG Exemption:	Yes		
		Land Leased:	No		

Remarks

Property Description:

Just two miles south of the Red River in the rolling countryside northwest of Saint Jo, this exceptional 284-acre ranch offers a peaceful setting surrounded by the natural beauty of North Texas. Within an easy drive of the Dallas-Fort Worth Metroplex, it's the kind of property that lets you leave the city behind without leaving it too far away—whether you're looking for a weekend getaway, a full-time residence, or a place where family and friends can gather. A cozy cabin provides comfortable accommodations for weekend escapes or extended stays. Well separated from the cabin, the property also features a 50' x 100' insulated equipment building with five overhead doors, offering abundant space for tractors, UTVs, boats, RVs, and recreational equipment. A separate 30' x 40' insulated workshop includes water and a bathroom, making it ideal for projects or additional storage. The diverse landscape features rolling terrain, mature hardwoods, open pasture, wooded creek bottoms, scenic ponds, towering native cottonwood trees, and majestic native pecan trees. A productive irrigated pecan orchard adds agricultural value, while a four to five-acre stocked lake provides excellent fishing. Cottonwood Creek and Turkey Creek wind through the property, creating scenic creek corridors and outstanding wildlife habitat. Whitetail deer, Rio Grande turkey, wild hogs, and numerous other native species are frequent visitors. Whether you enjoy fishing, hunting, shooting, ATVing, hiking, or simply relaxing under the shade trees, this property offers endless opportunities to enjoy the outdoors. This remarkable 284-acre ranch combines scenic creeks, mature trees, productive improvements, a beautiful irrigated pecan orchard, abundant wildlife, and the peace and quiet that have become increasingly difficult to find—all within an easy drive of the Dallas-Fort Worth Metroplex.

Public Driving Directions:

Us 82 west of Saint Jo, North on Fm1815, Left on Cottonwood Creek Rd, Go about 3 miles. Property on left. Can also come in from other end of Cottonwood Creek off of Fm2953.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY**Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 07/11/2026 18:11

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