

## "0.20-ACRE LOT LOCATED IN JEFFERSON, TEXAS"



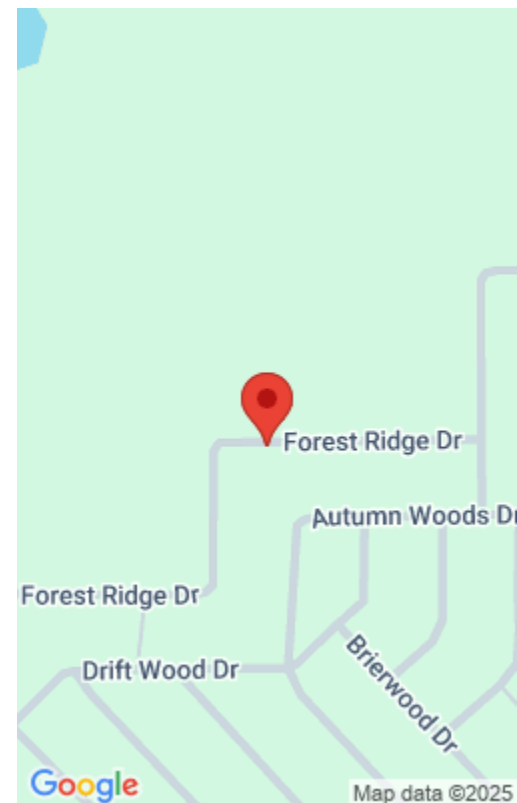
**\$4,000**

### **15300 - 0.2 ACRES - FORESTRIDGE RD, JEFFERSON, TX 75657**

<https://agtpropertiesusa.com>

This 0.20-acre lot in the Pine Harbor Subdivision offers an ideal opportunity for those looking to enjoy lake living just 6 minutes from Lake O' The Pines. RV living, mobile homes, and manufactured homes are allowed, providing flexible options for a weekend getaway or full-time residence. The lot is level, features paved road access, and...

- Texas
- Cash Discount Price, Wholesale
- Available



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## Basics

**Parcel ID:** 15300

**Approx Dimensions:** 72' x 97' x 72' x 97'

**State:** Texas

**Type:** Texas

**Size:** 0.20

**County:** Marion

**Category:** Cash Discount Price, Wholesale

**Status:** Available

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## Property Details

**Cash Price:** 4000

**Term Option 2:** \$250 down, \$250 for 16 months, for a total price of \$4,250

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 32.7797, -94.5033

**Southwest Corner:** 32.7794, -94.5033

**Legal Description:** Pine Harbor Sec G Lot 147

**Terrain:** Level

**Power:** Provided by Southwestern Electric Power Company (888) 216-3523 or Upshur Rural Electric Cooperative (903) 843-2536

**Sewer:** A Septic Tank is Required

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**POA Fees Per Year:** \$50.00

**County Contact Information:** For more information, call Marion County Clerk Office (903) 665-3971

**Term Option 1:** \$200 down, \$200 for 21 months, for a total price of \$4,400

**Term Option 3:** \$300 down, \$300 for 13 months, for a total price of \$4,200

**GPS Coordinates (center) at the road:** 32.7797, -94.5032

**Northeast Corner:** 32.7797, -94.5031

**Southeast Corner:** 32.7794, -94.5031

**Elevation:** 260'

**Access:** Paved Road

**Water:** Well is Required

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Allowed

**POA:** Pine Harbor POA

**Taxes Per Year:** \$20.00

**Conveyance:** Warranty Deed

