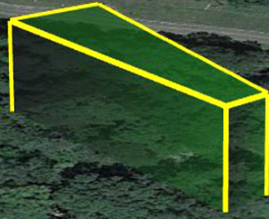


# "0.25-ACRE LOT LOCATED IN JEFFERSON, TEXAS"



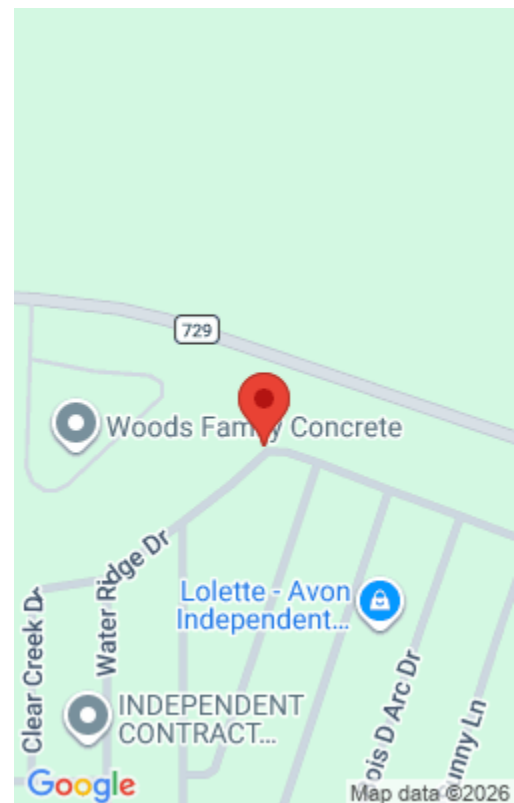
**\$3,334**

**30965 - 0.25 ACRES - WATERIDGE RD,  
JEFFERSON, TX 75657**

<https://agtpropertiesusa.com>

This beautiful 0.25-acre lot can be yours for as little as \$150 down! It's just minutes away from the lakeside, located within the Pine Harbor Lake community at Lake O' the Pines, Texas. This property is the perfect spot for your dream home, offering plenty of recreation opportunities, including fishing, boating, and a hunting lodge....

- Texas
- Cash Discount Price, Wholesale
- Available



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## Basics

**Parcel ID:** 30965

**Approx Dimensions:** 32' x 200' x 65' x 195'

**State:** Texas

**Type:** Texas

**Size:** 0.25

**County:** Marion

**Category:** Cash Discount Price, Wholesale

**Status:** Available

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## Property Details

**Cash Price:** 3334

**Term Option 2:** \$200 down, \$200 for 17 months, for a total price of \$3,600

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

**Northwest Corner:** 32.7847, -94.4964

**Southwest Corner:** 32.7843, -94.4960

**Legal Description:** Pine Harbor Sec F Lot 125

**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:** \$150 down, \$150 for 24 months, for a total price of \$3,750

**Term Option 3:** \$250 down, \$250 for 13 months, for a total price of \$3,500

**GPS Coordinates (center) at the road:** 32.7843, -94.4959

**Northeast Corner:** 32.7848, -94.4962

**Southeast Corner:** 32.7843, -94.4959

**Elevation:** 250'

**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

