

# "0.88-ACRE LOT LOCATED IN FRITCH, TEXAS"



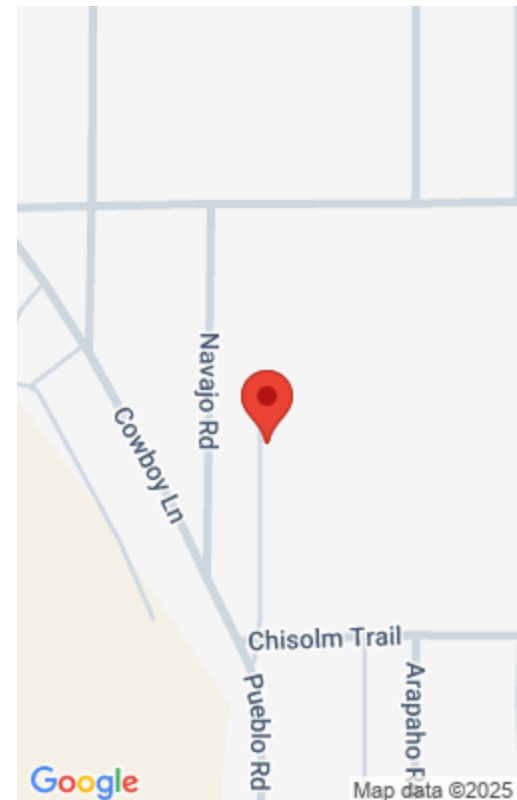
**\$23,789**

**4019 - 0.88 ACRES - PONDEROSA, FRITCH,  
TX 79036**

<https://agtpropertiesusa.com>

- Texas
- Cash Discount Price
- Available

Discover the perfect spot in Fritch, Texas, within the Ponderosa II subdivision. This land spans 0.88 acres, offering a great location for your dreams. Close to shops and schools, and just minutes away from the Lake Meredith National Recreation Area, there's plenty to explore nearby. Whether you're dreaming of building a home or starting a...



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## Basics

**Parcel ID:** 4019

**Approx Dimensions:** 135' x 292' x 135' x 292'

**State:** Texas

**Type:** Texas

**Size:** 0.88

**County:** Carson

**Category:** Cash Discount Price

**Status:** Available

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## Property Details

**Cash Price:** 23789

**Term Option 2:** \$600 down, \$600 for 47 months, for a total price of \$28,800

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

**Northwest Corner:** 35.624, -101.5761

**Southwest Corner:** 35.6236, -101.5761

**Legal Description:** Lot 1, Tract 34, Ponderosa Section II

**Terrain:** Level

**Power:** Provided by Xcel Energy (800) 895-4999

**Sewer:** A Septic Tank is Required

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed

**Taxes Per Year:** \$31.00

**Conveyance:** Warranty Deed

**Term Option 1:** \$500 down, \$500 for 59 months, for a total price of \$30,000

**Term Option 3:** \$700 down, \$700 for 39 months, for a total price of \$28,000

**GPS Coordinates (center) at the road:** 35.6238, -101.5760

**Northeast Corner:** 35.624, -101.5751

**Southeast Corner:** 35.6236, -101.5751

**Elevation:** 3220'

**Access:** Dirt Road

**Water:** Provided by City of Fritch Water (806) 857-3143

**Zoning:** Commercial and/or Residential Lots

**Mobile Home Living:** Allowed

**POA:** None

**County Contact Information:** For more information, call Carson County, TX at (806) 537-2200

