

"0.44-ACRE LOT LOCATED IN NOCONA, TEXAS"



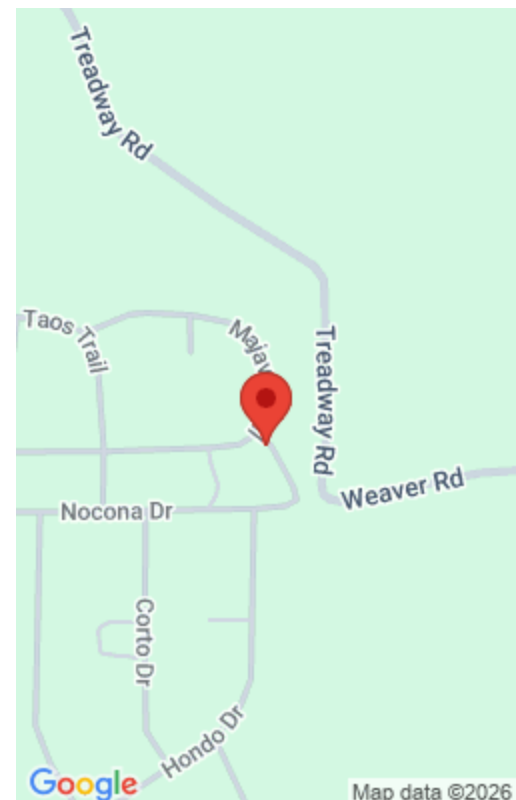
\$11,400

**R000018212 - 0.44 ACRES - 110 E MOJAVE
TRL, NOCONA, TX 76255**

<https://agtpropertiesusa.com>

This large 0.44-acre lot offers extra room to build your vision in the desirable Nocona Hills subdivision of Montague County, Texas. The biggest benefit of this property is access to a private, amenity-rich community that delivers peaceful country living with recreation built right in. Enjoy a 50-acre community lake ideal for fishing, boating, and family...

- Texas
- Cash Discount Price
- Available



Basics

Parcel ID: R000018212

Approx Dimensions: 85' x 182' x 148' x 180'

State: Texas

Type: Texas

Size: 0.44

County: Montague

Category: Cash Discount Price

Status: Available

Property Details

Cash Price: 11400

Term Option 2: \$350 down, \$350 for 37 months, for a total price of \$13,300

Google Map Link: [Driving Directions](#)

Northwest Corner: 33.8518, -97.6448

Southwest Corner: 33.8523, -97.6451

Legal Description: Lot 146; Nocona Hills

Terrain: Level

Power: Provided by PenTex Energy (940) 759-2211

Sewer: A Septic Tank is Required

RV Living: Not Allowed

Manufactured Homes: Allowed - Min 1200 Square Feet

POA Fees Per Year: \$400.00

County Contact Information: For more information, call Montague County Clerk's Office at (940) 894-2461

Term Option 1: \$250 down, \$250 for 56 months, for a total price of \$14,250

Term Option 3: \$450 down, \$450 for 27 months, for a total price of \$12,600

GPS Coordinates (center) at the road: 33.8523, -97.6452

Northeast Corner: 33.8518, -97.6453

Southeast Corner: 33.8523, -97.6453

Elevation: 870'

Access: Dirt Road

Water: Provided by The Nocona Hills Water Supply Corporation (940-825-3489)

Zoning: Vacant-Single Family Residential

Mobile Home Living: Allowed

POA: Nocona Hills Owners Association

Taxes Per Year: \$49.50

Conveyance: Warranty Deed

