

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



\$ 5,489.00

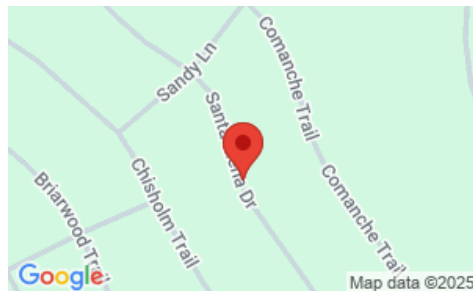
## **R000019630 - 0.25 ACRES - 136 SANTA ELENA DR, NOCONA, TX 76255**

<https://agtpropertiesusa.com>

Located on 136 Santa Elena Dr. in Nocona, Texas, you can own this 0.25-acre lot for only \$200 down! This property is just minutes from Leisure Lake and Nocona Lake—an area known for its amazing bass fishing, abundant deer, and family-friendly water activities. You're only 20 minutes from downtown Nocona...

136 Santa Elena Dr, Nocona, TX  
76255

- Texas
- Cash Discount Price
- Available



## **CALL US NOW**

Phone: 813-285-5146

Email: [sales@agtpropertiesusa.com](mailto:sales@agtpropertiesusa.com)

Address: 5804 Boyette Rd. Unit 7794 Wesley Chapel FL, 33545

BASIC FACTS

<b>Property ID:</b> 20315	<b>Parcel ID:</b> R000019630
<b>Size:</b> 0.25	<b>Approx Dimensions:</b> 84' x 142' x 63' x 153'
<b>County:</b> Montague	<b>State:</b> Texas

PROPERTY DETAILS

<b>Status:</b> Available	<b>Cash Price:</b> \$ 5,489.00
<b>Term Option 1:</b> \$200 down, \$200 for 30 months, for a total price of \$6,200	<b>Term Option 2:</b> \$250 down, \$250 for 23 months, for a total price of \$6,000
<b>Term Option 3:</b> \$350 down, \$350 for 16 months, for a total price of \$5,950	<b>Google Map Link:</b> Driving Directions
<b>GPS Coordinates (center) at the road:</b> 33.8366,-97.6490	<b>Northwest Corner:</b> 33.8367, -97.6490
<b>Northeast Corner:</b> 33.8369, -97.6486	<b>Southwest Corner:</b> 33.8365, -97.6489
<b>Southeast Corner:</b> 33.8367, -97.6485	<b>Legal Description:</b> Lot 1806 Nocona Hills
<b>Elevation:</b> 880'	<b>Terrain:</b> Level
<b>Access:</b> Dirt Road	<b>Power:</b> Provided by PenTex Energy (940) 759-2211
<b>Water:</b> Provided by The Nocona Hills Water Supply Corporation (940-825-3489)	<b>Sewer:</b> A Septic Tank is Required
<b>Zoning:</b> Vacant-Single Family Residential	<b>RV Living:</b> Not Allowed
<b>Mobile Home Living:</b> Not Allowed	<b>Manufactured Homes:</b> Allowed - Min 1200 Square Feet
<b>POA:</b> Nocona Hills Owners Association	<b>POA Fees Per Year:</b> \$400.00
<b>Taxes Per Year:</b> \$15.50	<b>County Contact Information:</b> For more information, call Montague County Clerk's Office at (940) 894-2461

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**Conveyance:** Warranty Deed

**Type:** Texas

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