

# “0.25-ACRE LOT LOCATED IN NOCONA, TEXAS”



\$ 5,999.00

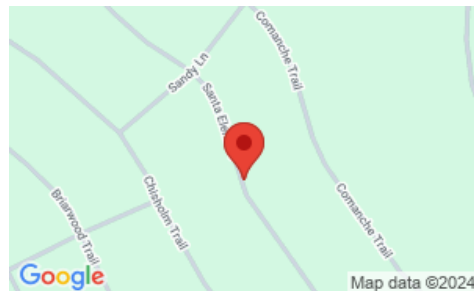
**R000019630 - 0.25 ACRES -  
136 SANTA ELENA DR,  
NOCONA, TX 76255**

<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. The area is best known for its incredible bass fishing, deer population, and family-friendly water activities. You're only a short...

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

**Property ID:** 20315

**Size:** 0.25

**County:** Montague

**Parcel ID:** R000019630

**Approx Dimensions:** 84' x 142' x 63' x 153'

**State:** Texas

## PROPERTY DETAILS

**Status:** Available

**Term Option 1:** \$200 down, \$200 for 33 months, for a total price of \$6,800

**Term Option 3:** \$400 down, \$400 for 15 months, for a total price of \$6,400

**GPS Coordinates (center) at the road:**  
33.8366,-97.6490

**Northeast Corner:** 33.8369, -97.6486

**Southeast Corner:** 33.8367, -97.6485

**Elevation:** 880'

**Access:** Dirt Road

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

**Sewer:** A Septic Tank is Required

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed - Min 1200 Square Feet

**POA Fees Per Year:** \$350.00

**Cash Price:** \$ 5,999.00

**Term Option 2:** \$300 down, \$300 for 21 months, for a total price of \$6,600

**Google Map Link:** Driving Directions

**Northwest Corner:** 33.8367, -97.6490

**Southwest Corner:** 33.8365, -97.6489

**Legal Description:** Lot 1806 Nocona Hills

**Terrain:** Level

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

**Water Fees Per Year:** \$68.00

**Zoning:** Vacant-Single Family Residential

**Mobile Home Living:** Not Allowed

**POA:** Nocona Hills Owners Association

**Taxes Per Year:** \$15.50

## CALL US NOW

Phone: 813-285-5146

Email: sales@agtpropertiesusa.com

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

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

**Conveyance:** Warranty Deed

**Type:** Texas

## 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