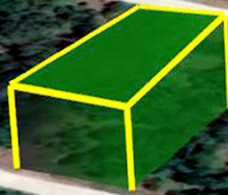


"0.25-ACRE LOT LOCATED IN NOCONA, TEXAS"



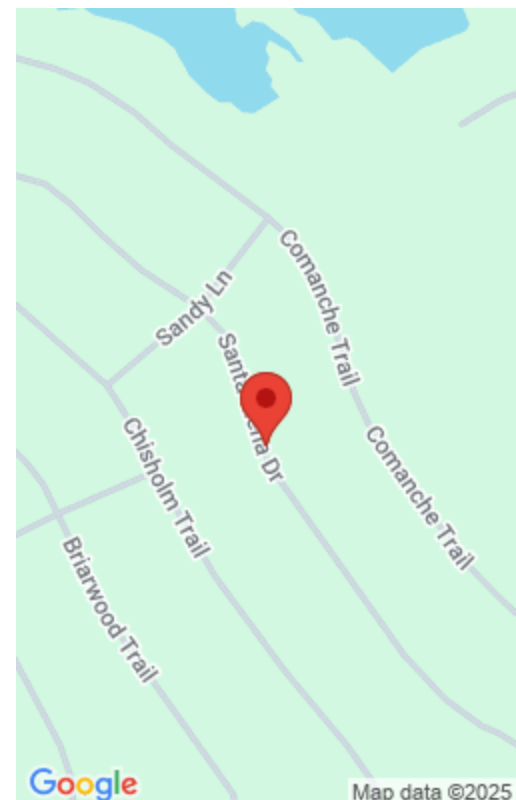
\$5,489

**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 and less than two hours...

- Texas
- Cash Discount Price
- Available



Basics

Parcel ID: R000019630

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

State: Texas

Type: Texas

Size: 0.25

County: Montague

Category: Cash Discount Price

Status: Available

Property Details

Cash Price: 5489

Term Option 2: \$250 down, \$250 for 23 months, for a total price of \$6,000

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

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: \$200 down, \$200 for 30 months, for a total price of \$6,200

Term Option 3: \$350 down, \$350 for 16 months, for a total price of \$5,950

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)

Zoning: Vacant-Single Family Residential

Mobile Home Living: Not Allowed

POA: Nocona Hills Owners Association

Taxes Per Year: \$15.50

Conveyance: Warranty Deed

