

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



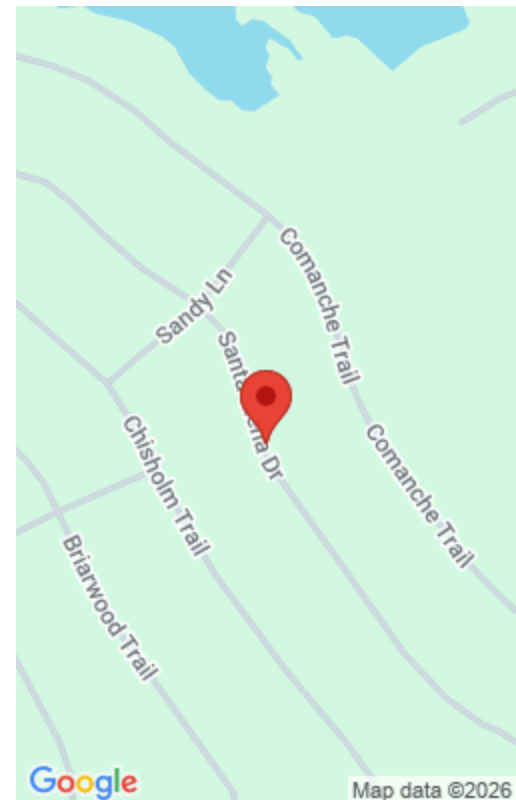
\$5,489

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

<https://agtpropertiesusa.com>

This 0.25-acre lot in the peaceful Nocona Hills Subdivision offers the perfect opportunity to build your future home just steps away from the lake. Imagine starting your day with a short walk to the water, enjoying fishing, boating, or simply relaxing by the shore—all within walking distance of your property. Manufactured homes with a minimum...

- Texas
- Cash Discount Price
- Available



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## 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

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## 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

