

"0.25-ACRE LOT LOCATED IN NOCONA, TEXAS"



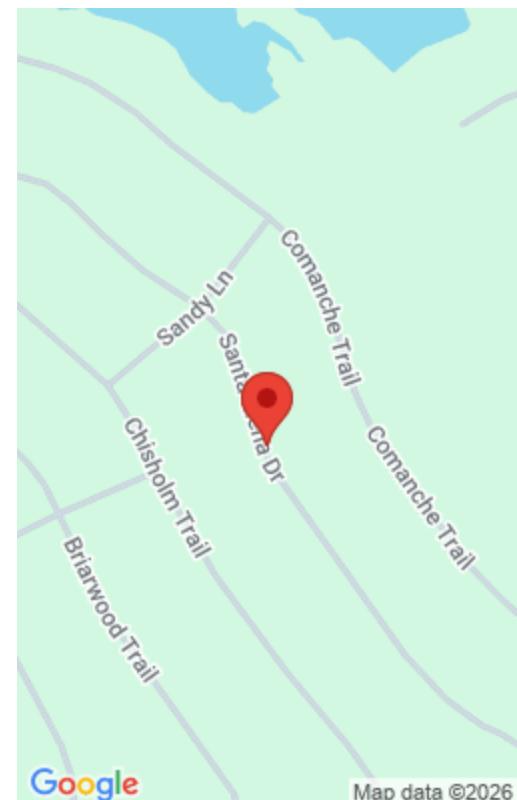
\$5,489

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



Basics

Parcel ID: R000019630

Size: 0.25

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

County: Montague

State: Texas

Category: Cash Discount Price

Type: Texas

Status: Available

Property Details

Cash Price: 5489

Term Option 1: \$200 down, \$200 for 30 months, for a total price of \$6,200

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

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

Google Map Link: [Driving Directions](#)

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

Northwest Corner: 33.8367, -97.6490

Northeast Corner: 33.8369, -97.6486

Southwest Corner: 33.8365, -97.6489

Southeast Corner: 33.8367, -97.6485

Legal Description: Lot 1806 Nocona Hills

Elevation: 880'

Terrain: Level

Access: Dirt Road

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

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

Sewer: A Septic Tank is Required

Zoning: Vacant-Single Family Residential

RV Living: Not Allowed

Mobile Home Living: Not Allowed

Manufactured Homes: Allowed - Min 1200 Square Feet

POA: Nocona Hills Owners Association

POA Fees Per Year: \$400.00

Taxes Per Year: \$15.50

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

Conveyance: Warranty Deed

