

LEISURE LAKE

"0.26-ACRE LOT LOCATED IN NOCONA, TEXAS"



\$ 5,489.00

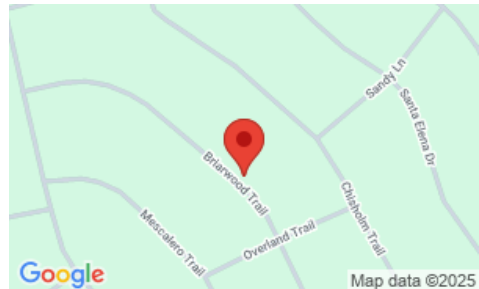
R000019825 - 0.26 ACRES - 136 BRIARWOOD TRAIL, NOCONA, TX 76255

<https://agtpropertiesusa.com>

Located on 136 Briarwood Trail in Nocona, Texas, you can own this 0.26-acre lot for only \$200 down! This property is only minutes from Leisure Lake and Nocona Lake. This area is best known for its incredible bass fishing, deer population, and family-friendly water activities. You are a short 20-minute...

136 Briarwood Trail, Nocona, TX
76255

- Texas
- Cash Discount Price
- Available



CALL US NOW

Phone: 813-285-5146

Email: sales@agtpropertiesusa.com

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

BASIC FACTS

Property ID: 18726

Size: 0.26

County: Montague

Parcel ID: R000019825

Approx Dimensions: 74' x 153' x 77' x 152'

State: Texas

PROPERTY DETAILS

Status: Available

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: 33.8367,-97.6517

Northeast Corner: 33.8369,-97.6513

Southeast Corner: 33.8366,-97.6516

Elevation: 880'

Access: Dirt Road

Water: Provided by 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: \$41.00

Cash Price: \$ 5,489.00

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

Google Map Link: Driving Directions

Northwest Corner: 33.8371,-97.6515

Southwest Corner: 33.8367,-97.6518

Legal Description: Lot 2013 Nocona Hills

Terrain: Uneven

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

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Conveyance: Warranty Deed

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