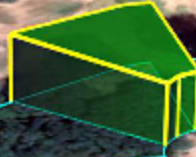


"0.31-ACRE LOT LOCATED IN NOCONA, TEXAS"



\$ 5,999.00

R000020055 - 0.31 ACRES - 7 CHELSEA CT, NOCONA, TEXAS 76255

<https://agtpropertiesusa.com>

Located on 7 Chelsea Ct in Nocona, Texas, you can own this 0.31- 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...

7 Chelsea Ct, 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: 18759

Size: 0.31

County: Montague

Parcel ID: R000020055

Approx Dimensions: 30' x 160' x 140' x 150'

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: 33.8342,-97.6401

Northeast Corner: 33.8346,-97.6398

Southeast Corner: 33.8342,-97.6401

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

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: 33.8346,-97.6403

Southwest Corner: 33.8342,-97.6402

Legal Description: Lot 2268, 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: \$350.00

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Taxes Per Year: \$15.50

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

Conveyance: Warranty Deed

Type: Texas

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