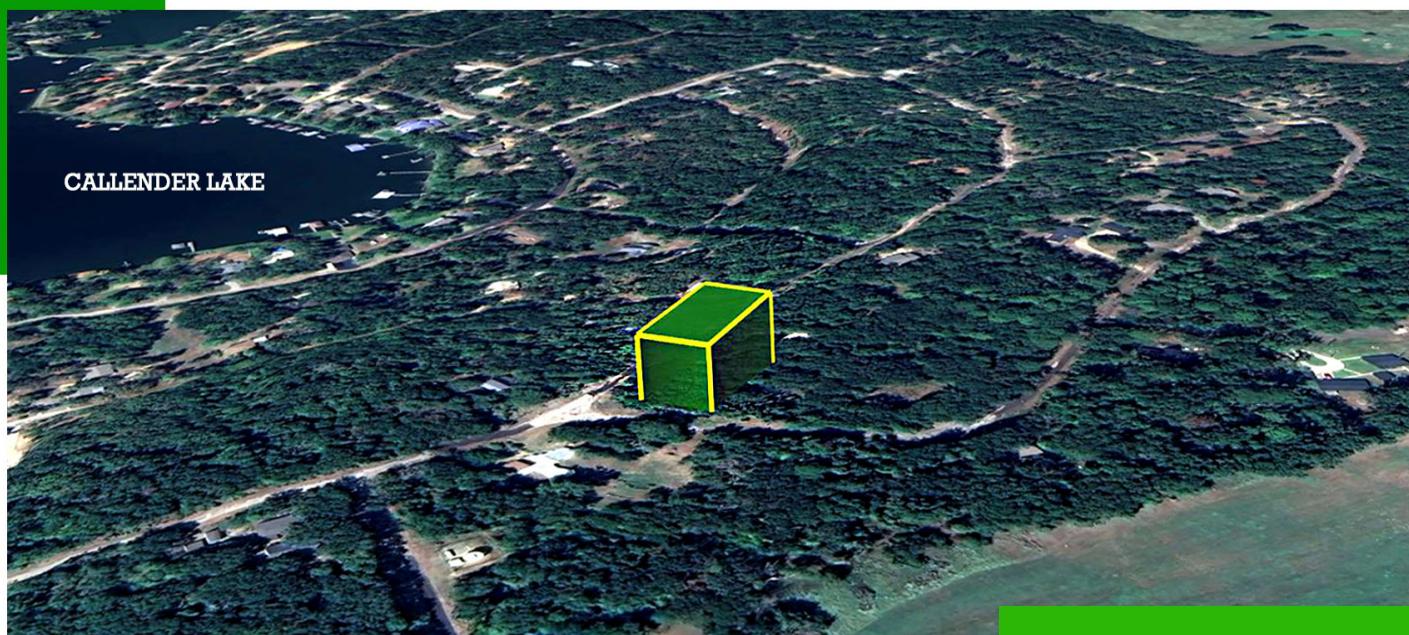


# "0.18-ACRE LOT LOCATED IN MURCHISON, TEXAS"



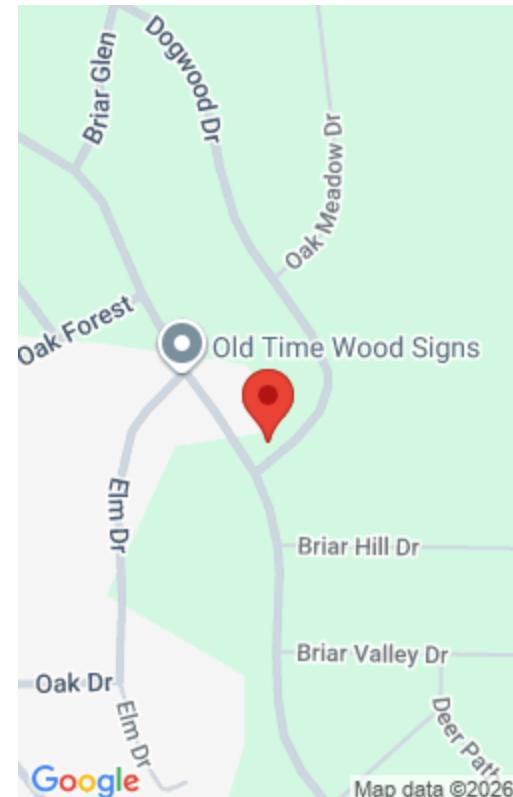
**\$9,895**

## **R000029049 - 0.18 ACRES - DOGWOOD DR, MURCHISON, TX 75778**

<https://agtpropertiesusa.com>

Owner Financing Available - 0.18-Acre Lot in the Beautiful Callender Lake Subdivision This level, easily accessible property offers a prime opportunity to enjoy a relaxing lake-adjacent lifestyle, with fishing, boating, and scenic views just minutes away. With paved road access, getting to and from the property is smooth and convenient. Utilities, including power from Trinity...

- Texas
- Cash Discount Price
- Available



## Basics

**Parcel ID:** R000029049

**Size:** 0.18

**Approx Dimensions:** 70' x 112' x 72' x 111'

**County:** Van Zandt

**State:** Texas

**Category:** Cash Discount Price

**Type:** Texas

**Status:** Available

## Property Details

**Cash Price:** 9895

**Term Option 2:** \$300 down, \$300 for 37 months, for a total price of \$11,400

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 32.3706, -95.6853

**Southwest Corner:** 32.3703, -95.685

**Legal Description:** Acres: 0.180 Blk: 29 Lot: 1  
Addn: Callender Lake IV

**Terrain:** Level

**Power:** Provided by Trinity Valley Electric Coop. (903) 675-5688

**Sewer:** A Septic Tank is Required

**RV Living:** Temporary

**Manufactured Homes:** Not Allowed

**POA Fees Per Year:** 128.75

**County Contact Information:** For more information, call Van Zandt County Planning & Zoning at: (903) 567-2826

**Term Option 1:** \$200 down, \$200 for 62 months, for a total price of \$12,600

**Term Option 3:** \$400 down, \$400 for 27 months, for a total price of \$11,200

**GPS Coordinates (center) at the road:** 32.3704, -95.6849

**Northeast Corner:** 32.3708, -95.6851

**Southeast Corner:** 32.3705, -95.6848

**Elevation:** 510'

**Access:** Paved Road

**Water:** Provided by Southwest Water Co. (866) 654-7992

**Zoning:** Vacant-Residential Land

**Mobile Home Living:** Not Allowed

**POA:** Callendar Lake

**Taxes Per Year:** \$60.50

**Conveyance:** Warranty Deed

