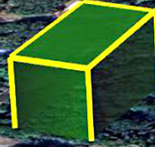


"0.18-ACRE LOT LOCATED IN MURCHISON, TEXAS"

CALLENDER LAKE



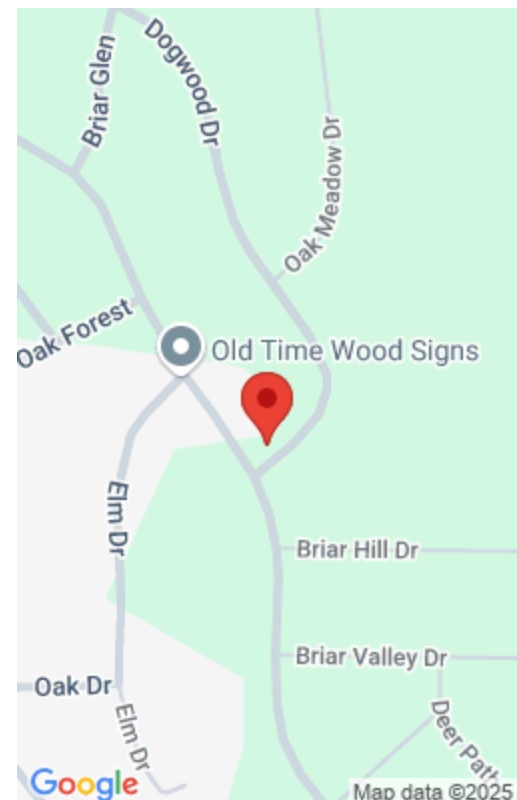
\$9,895

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

<https://agtpropertiesusa.com>

Beautiful Lot at Callender Lake with Owner Financing! This 0.18-acre lot is located in a quiet, peaceful area of Callender Lake, just 18 miles from Athens, Texas, and 25 miles from Tyler, Texas. It's perfect for building your weekend getaway or dream home, with a minimum building size of 960 sq ft. You can also...

- Texas
- Cash Discount Price
- Available



Basics

Parcel ID: R000029049

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

State: Texas

Type: Texas

Size: 0.18

County: Van Zandt

Category: Cash Discount Price

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: \$125.00

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

