

## **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, and utilities including power from...

- 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:** <u>Driving Directions</u>

Northwest Corner: 32.3706, -95.6853

**Southwest Corner:** 32.3703, -95.685

**Legal Description:** Acres: 0.180 Blk: 29 Lot: 1 **Elevation:** 510'

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

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

