

CALLENDER LAKE

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



\$ 11,897.00

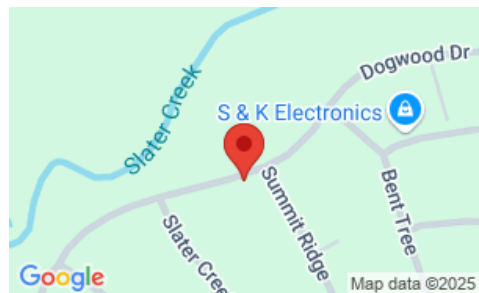
## R000029356 - 0.23 ACRES - DOGWOOD DR, MURCHISON, TX 75778

<https://agtpropertiesusa.com>

Beautiful Lot at Callender Lake with Owner Financing! This 0.23-acre lot is located in a quiet, peaceful area of Callender Lake, just 19 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...

Dogwood Dr, Murchison, TX 75778

- Texas
- Cash Discount Price
- Available



### CALL US NOW

Phone: 813-285-5146

Email: [sales@agtpropertiesusa.com](mailto:sales@agtpropertiesusa.com)

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

## BASIC FACTS

**Property ID:** 11912

**Size:** 0.23

**County:** Van Zandt

**Parcel ID:** R000029356

**Approx Dimensions:** 70' x 144' x 68' x 150'

**State:** Texas

## PROPERTY DETAILS

**Status:** Available

**Term Option 1:** \$250 down, \$250 for 59 months, for a total price of \$15,000

**Term Option 3:** \$450 down, \$450 for 29 months, for a total price of \$13,500

**GPS Coordinates (center) at the road:** 32.3729, -95.6923

**Northeast Corner:** 32.373, -95.6922

**Southeast Corner:** 32.3726, -95.6920

**Elevation:** 440'

**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:** \$77.00

**Cash Price:** \$ 11,897.00

**Term Option 2:** \$350 down, \$350 for 39 months, for a total price of \$14,000

**Google Map Link:** Driving Directions

**Northwest Corner:** 32.3729, -95.6924

**Southwest Corner:** 32.3725, -95.6923

**Legal Description:** Acres: 0.230 Blk: 44 Lot: 18 Addn: Callender Lake V

**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

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**Conveyance:** Warranty Deed

**Type:** Texas

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