

"0.25-ACRE LOT LOCATED IN NOCONA, TEXAS"



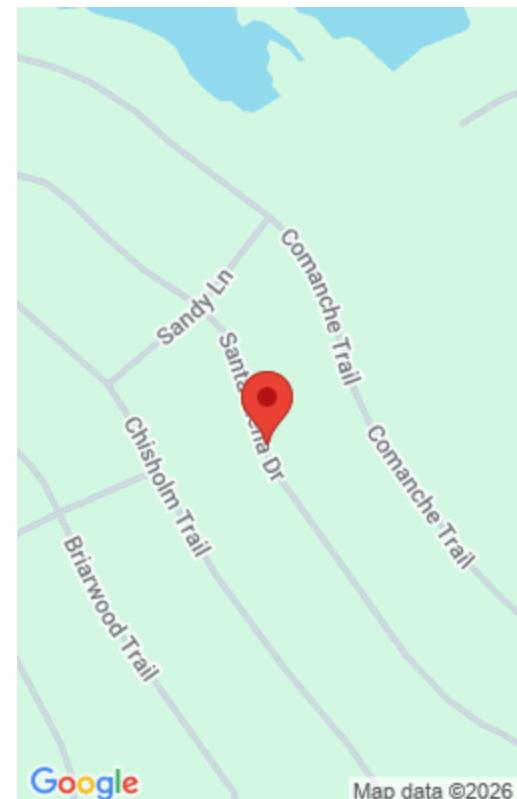
\$5,950

**0.25 ACRES, 136 SANTA ELENA DR, NOCONA,
TX 76255 APN: R000019630**

<https://bubsland.com>

Owner Financing Available for this property! No Credit Check, Everyone Qualifies! This 0.25-acre lot in the Nocona Hills Subdivision offers a rare chance to enjoy lakefront living in Montague County, Texas. Imagine stepping out of your future home and walking just moments to the water for fishing, boating, or peaceful sunsets. The property combines relaxation,...

- Available



Property Details



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com

Cash Price: 5489

Term Option 2: \$250 down, \$250 for 23 months, for a total price of \$6,000

Google Map Link: [Driving Directions](#)

Northwest Corner: 33.8367, -97.6490

Southwest Corner: 33.8365, -97.6489

Legal Description: Lot 1806 Nocona Hills

Terrain: Level

Power: Provided by PenTex Energy (940) 759-2211

Water Fees Per Year: \$0

Zoning: Vacant-Residential Land

Mobile Home Living: Not Allowed

POA: Nocona Hills Owners Association

Taxes Per Year: \$15.50

County Contact Information: Call Montague County Clerk's Office at (940) 894-2461 **Conveyance:** Warranty Deed

Term Option 1: \$200 down, \$200 for 30 months, for a total price of \$6,200

Term Option 3: \$350 down, \$350 for 16 months, for a total price of \$5,950

GPS Coordinates (center) at the road: 33.8366,-97.6490

Northeast Corner: 33.8369, -97.6486

Southeast Corner: 33.8367, -97.6485

Elevation: 880'

Access: Dirt Road

Water: Provided by The Nocona Hills Water Supply Corporation (940-825-3489)

Sewer: A Septic Tank is Required

RV Living: Not Allowed

Manufactured Homes: Allowed - Min 1200 Square Feet

POA Fees Per Year: \$400.00

Road Fee: \$0

Basics

CASH DISCOUNT PRICE: 5489

Acres: 0.25

County: Montague

Status: Available

Parcel ID: R000019630

Approx Dimensions: 84' x 142' x 63' x 153'

State: Texas



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