

# "0.25-ACRE LOT LOCATED IN NOCONA, TEXAS"



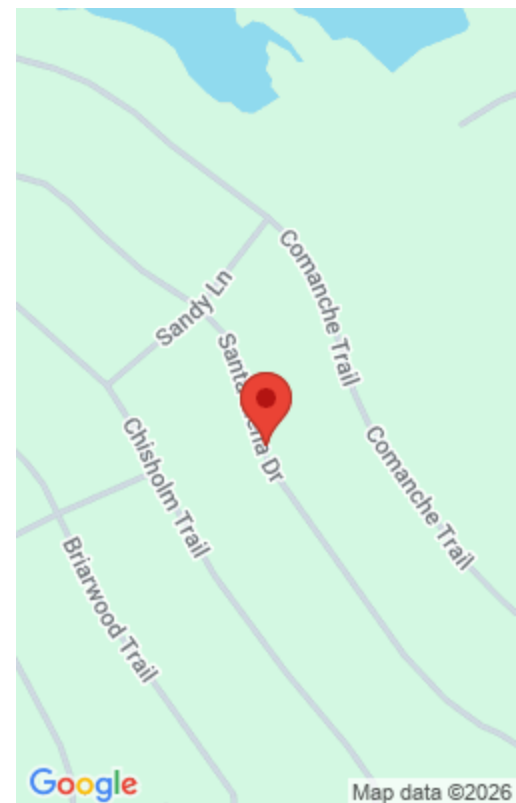
\$5,950

• Available

**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,...



## Property Details



**Call us now**

Phone: 573-400-3020

Email: [Sales@Bubsland.com](mailto: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

**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

**Conveyance:** Warranty Deed

## 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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