

Possum Kingdom Lot #434
TBD Lot 434 Indigo Bush Ct
Graford, TX 79763

\$35,000
2.010± Acres
Palo Pinto County



MORE INFO ONLINE:

MoreofTexas.com

Possum Kingdom Lot #434
Graford, TX / Palo Pinto County

SUMMARY

Address

TBD Lot 434 Indigo Bush Ct

City, State Zip

Graford, TX 79763

County

Palo Pinto County

Type

Lot, Lakefront, Undeveloped Land

Latitude / Longitude

32.971027 / -98.374361

HOA (Annually)

800

Acreage

2.010

Price

\$35,000

Property Website

<https://www.mossyoakproperties.com/property/possum-kingdom-lot-434-palo-pinto-texas/54506/>



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PROPERTY DESCRIPTION

Welcome to your slice of Texas paradise, conveniently nestled just minutes away from the serene shores of Possum Kingdom Lake. This 2.01-acre property offers a rare opportunity to own a piece of land in one of Texas's most sought-after areas.

With its prime location near Possum Kingdom Lake, residents can enjoy a host of recreational activities, including boating, fishing, hiking, and more. Imagine spending your days exploring the picturesque landscapes and creating lasting memories with friends and family. Whether you're seeking a weekend retreat or a permanent residence, this parcel of land offers endless possibilities.

The property itself boasts ample space, allowing for the construction of your dream home or vacation getaway. Surrounded by natural beauty and breathtaking views, this parcel offers a peaceful retreat from the hustle and bustle of city life.

LOCATION:

- 1/2 mile from Lake Possum Kingdom
- 3 miles from Graford
- 60 miles from DFW

WATER:

- Community Boat Ramp Access

UTILITIES:

- Co-op electricity
- Co-op water
- Hi-Speed Internet

MINERALS:

- No minerals convey

VEGETATION:

- Mix of mesquite and cedar trees.
- Native grasses

TERRAIN:

- Over 100 feet of elevation changes throughout the neighborhood
- Massive draws and hills throughout the subdivision



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- Multiple hillsides with lakeside views

CURRENT USE:

- Residential Lot

POTENTIAL USE:

- Full-time residence
- Secondary Home
- Vacation Home
- Lake house

ACCESS:

- Head north on State Highway 337 from Graford. Turn left onto State highway 16 southbound and about 2 miles take a left the entrance to the community will be gated.

HOA

- Hills Above Possum Kingdom
- \$600 annual dues

SHOWINGS:

The buyer's agent must be identified on first contact and present at the initial showing of the property listing to the prospective buyer to participate in the real estate commission. If this condition is not met, fee participation will be at the sole discretion of the listing agent.

For more information on the property a full map and a full list of improvements please contact

Jose Gonzales: [\(817\) 965-7004](tel:8179657004)

Disclaimer: Buyers are responsible for verifying all information and conducting their due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities, or rights (including without limitation, oil, gas, other minerals, and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial, and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, that is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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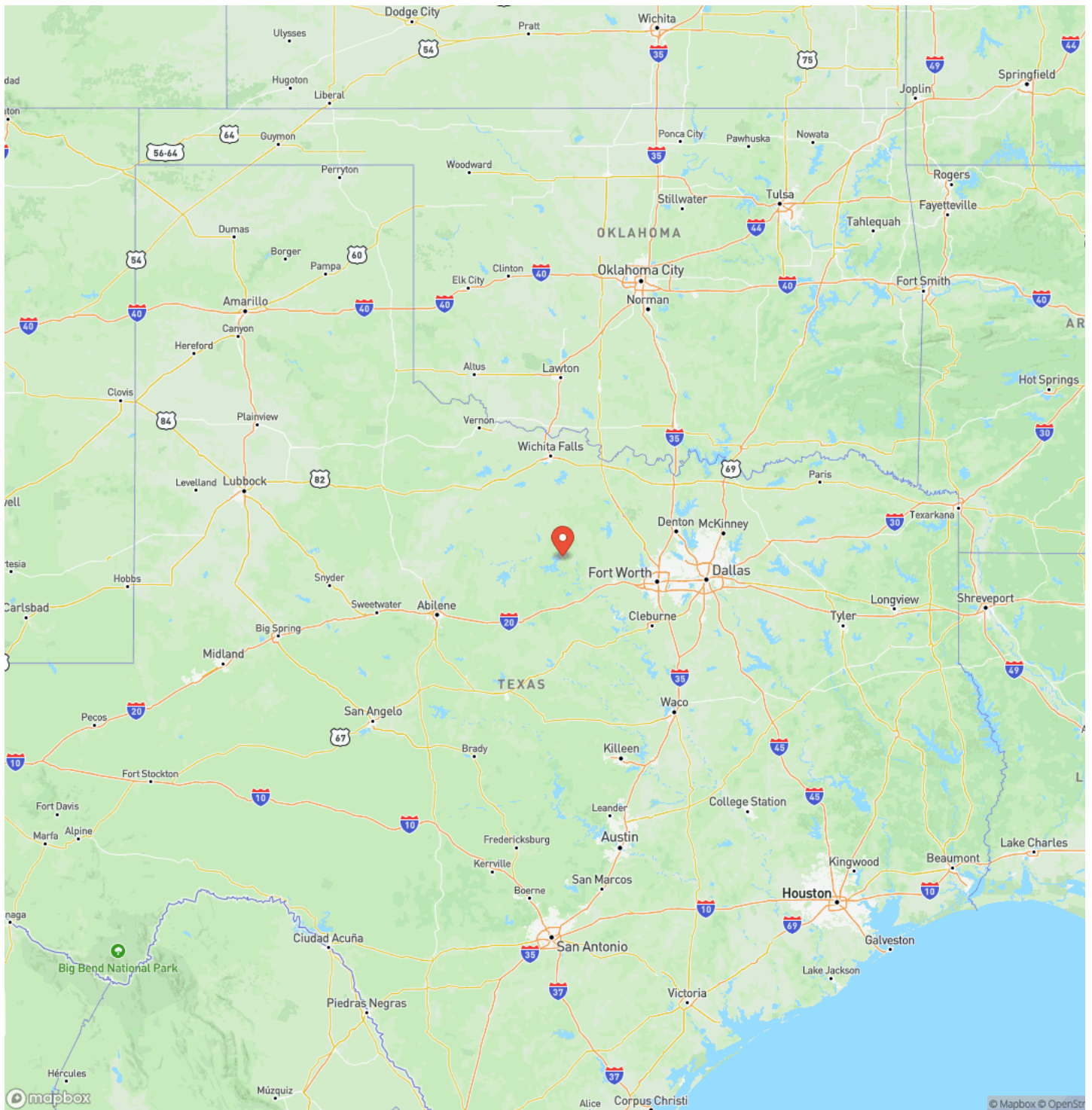
Possum Kingdom Lot #434
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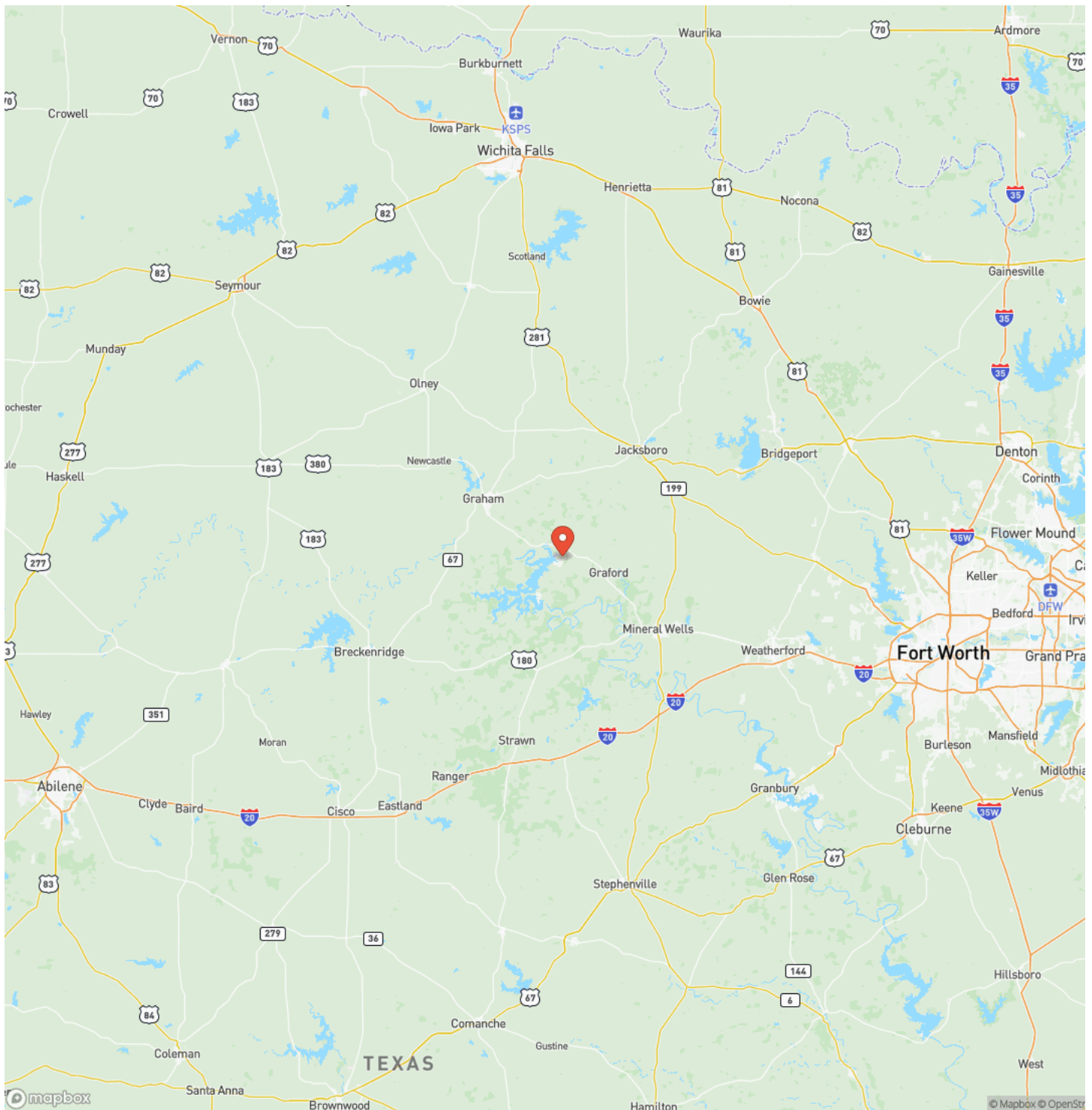
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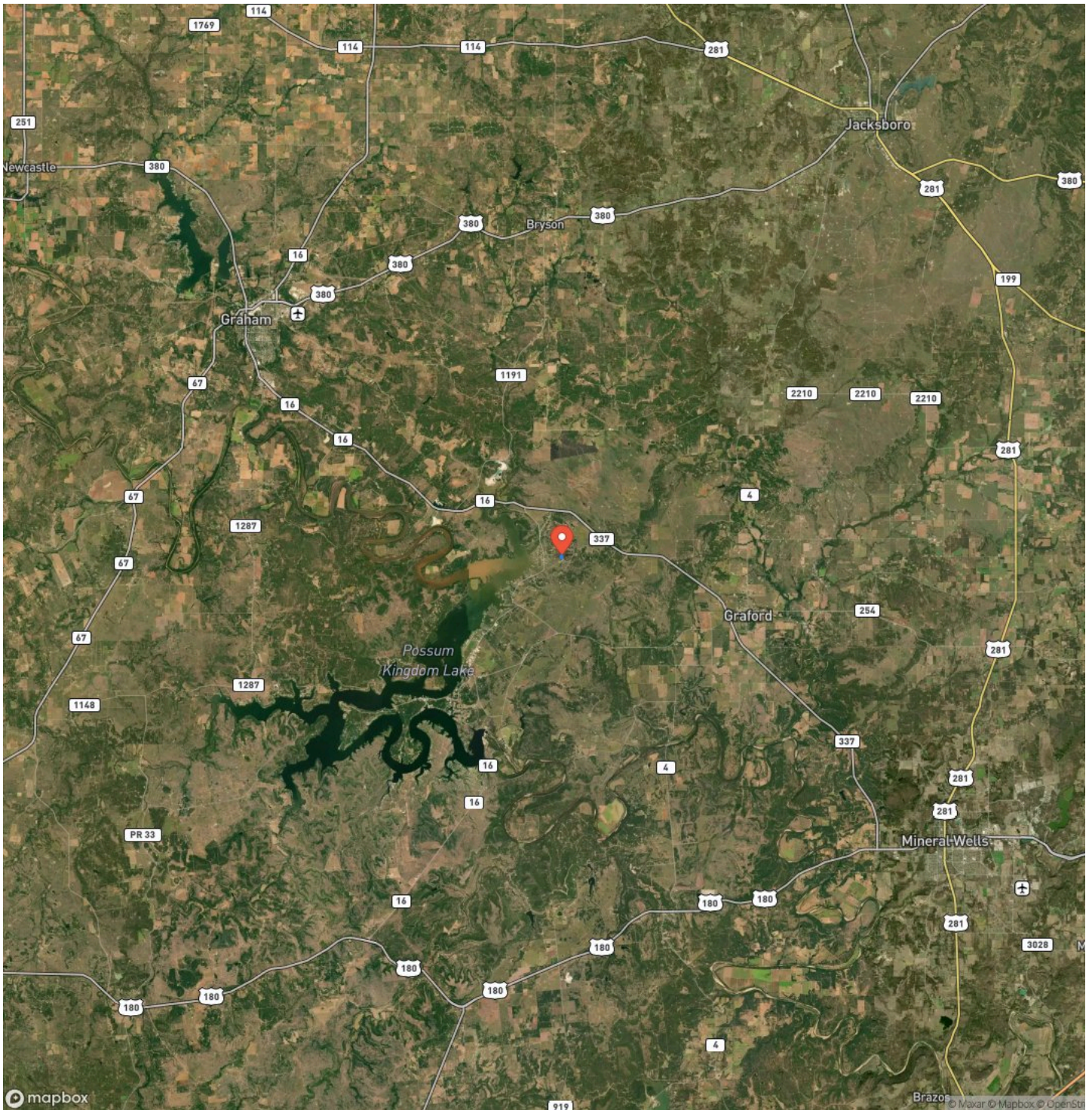
Locator Map



Locator Map



Satellite Map



Possum Kingdom Lot #434
Graford, TX / Palo Pinto County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jose Gonzales

Mobile

(817) 965-7004

Office

(833) 466-7389

Email

jgonzales@mossyoakproperties.com

Address

4000 W University

City / State / Zip

Denton, TX 76207

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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