

Lake Lots in Nocona!
204 Cortez Drive
Nocona, TX 76255

\$499,000
1.850± Acres
Montague County



Lake Lots in Nocona!
Nocona, TX / Montague County

SUMMARY

Address

204 Cortez Drive

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Recreational Land, Lot

Latitude / Longitude

33.851994 / -97.658248

Acreage

1.850

Price

\$499,000

Property Website

<https://northtexasrealestate.com/property/lake-lots-in-nocona-montague-texas/67771/>



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PROPERTY DESCRIPTION

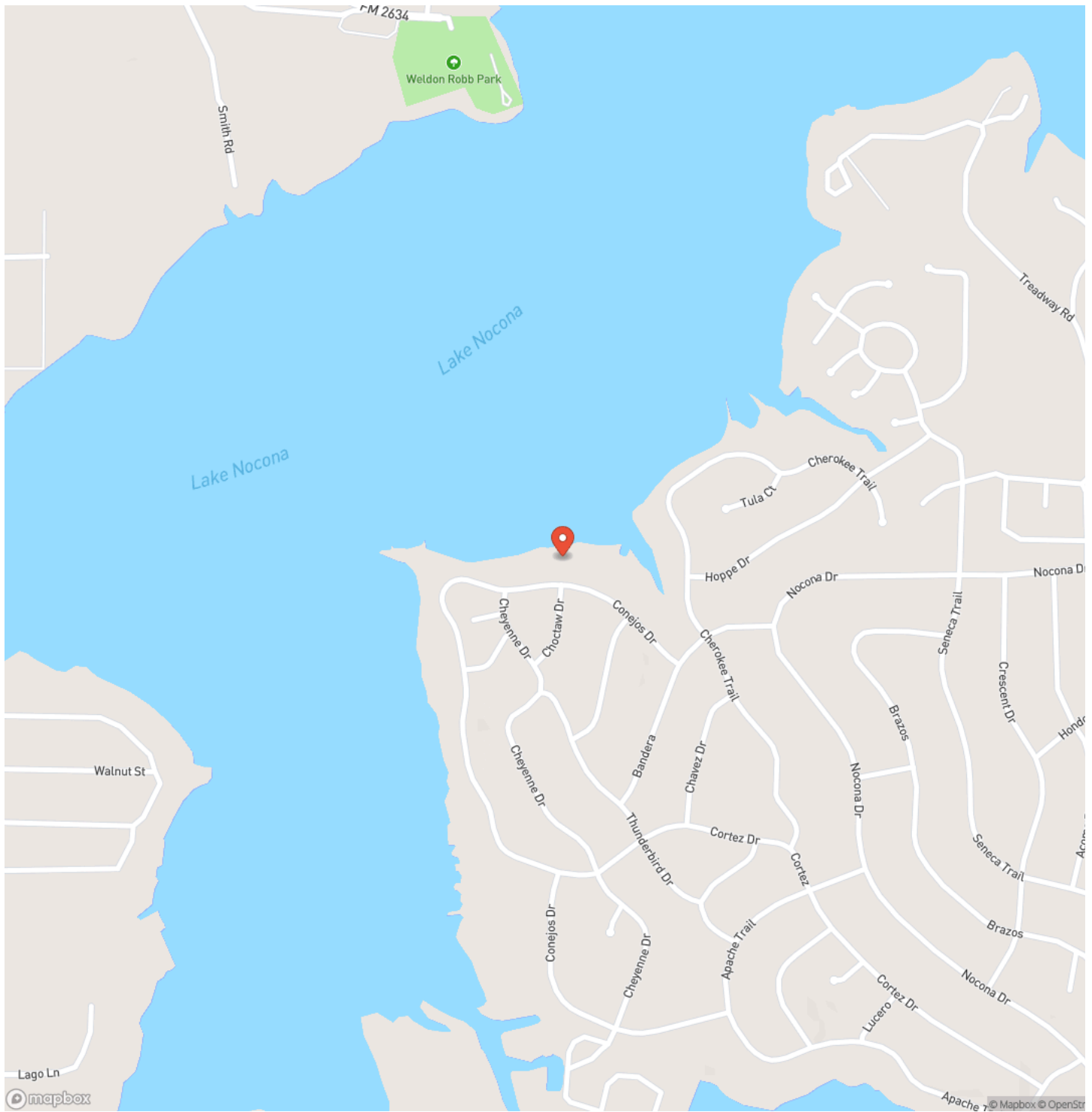
This property offers the perfect location for either a long-term home or a vacation getaway. Nestled in a highly desirable neighborhood with well-maintained homes and a sense of community pride, the four spacious waterfront lots provide ample space for your dream home and a large outdoor living area. A dock is already in place, and the stunning views of Lake Nocona promise beautiful days in the sun and peaceful moonlit evenings. These waterfront lots boast some of the most picturesque spots on the lake, with breathtaking views in every direction. An extensive drainage system has been installed to prevent water buildup, ensuring the lots stay dry and drain directly into the lake. An additional lot across the street is available for a septic system, if desired. Electricity is available, and underground utilities are in place, as per the owner. The property is just a short drive to town or a quick stop at Bear's Diner right outside the gate. The casino is just across the Red River for those looking for entertainment. Access to the property is available only with an agent.



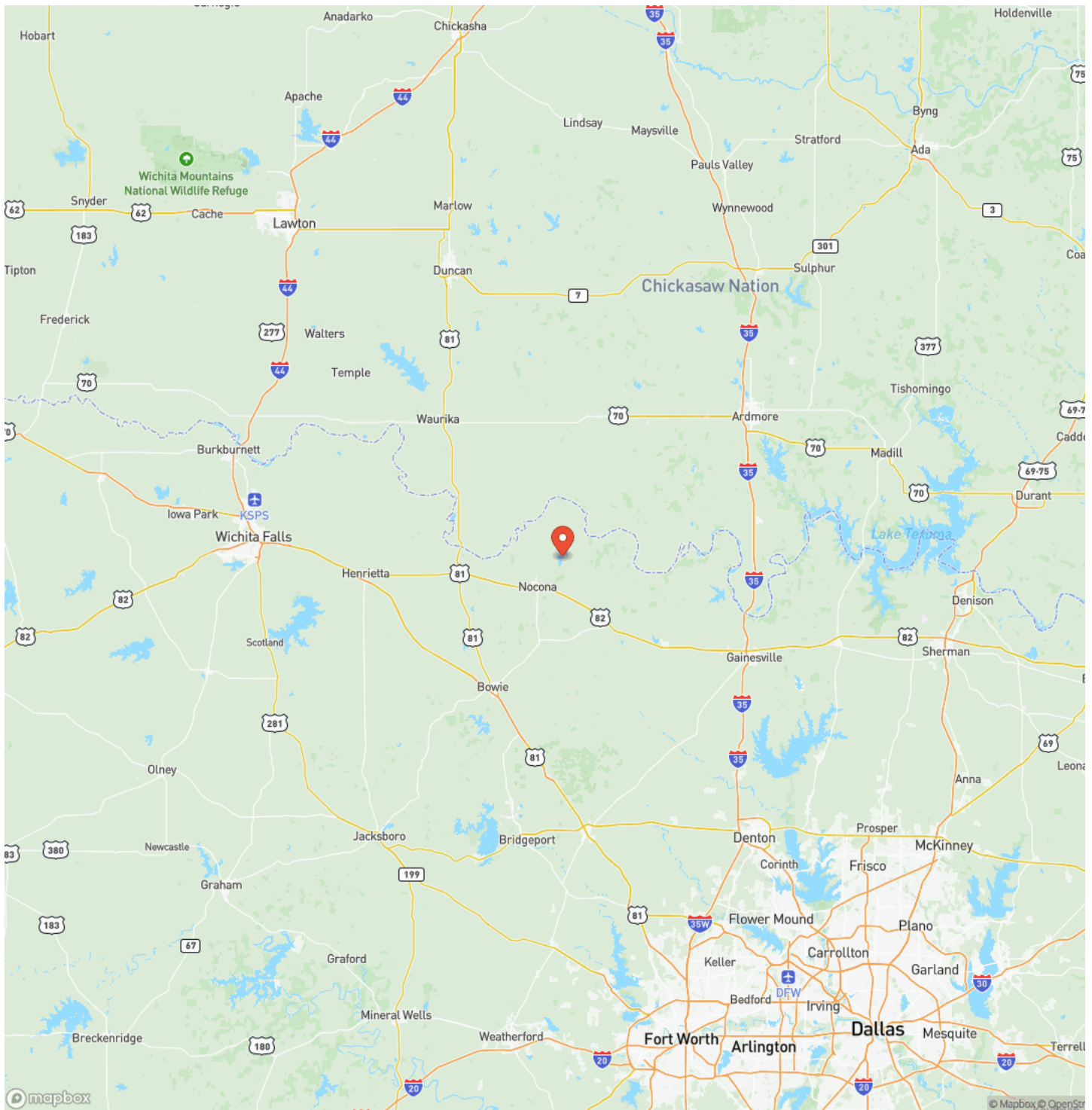
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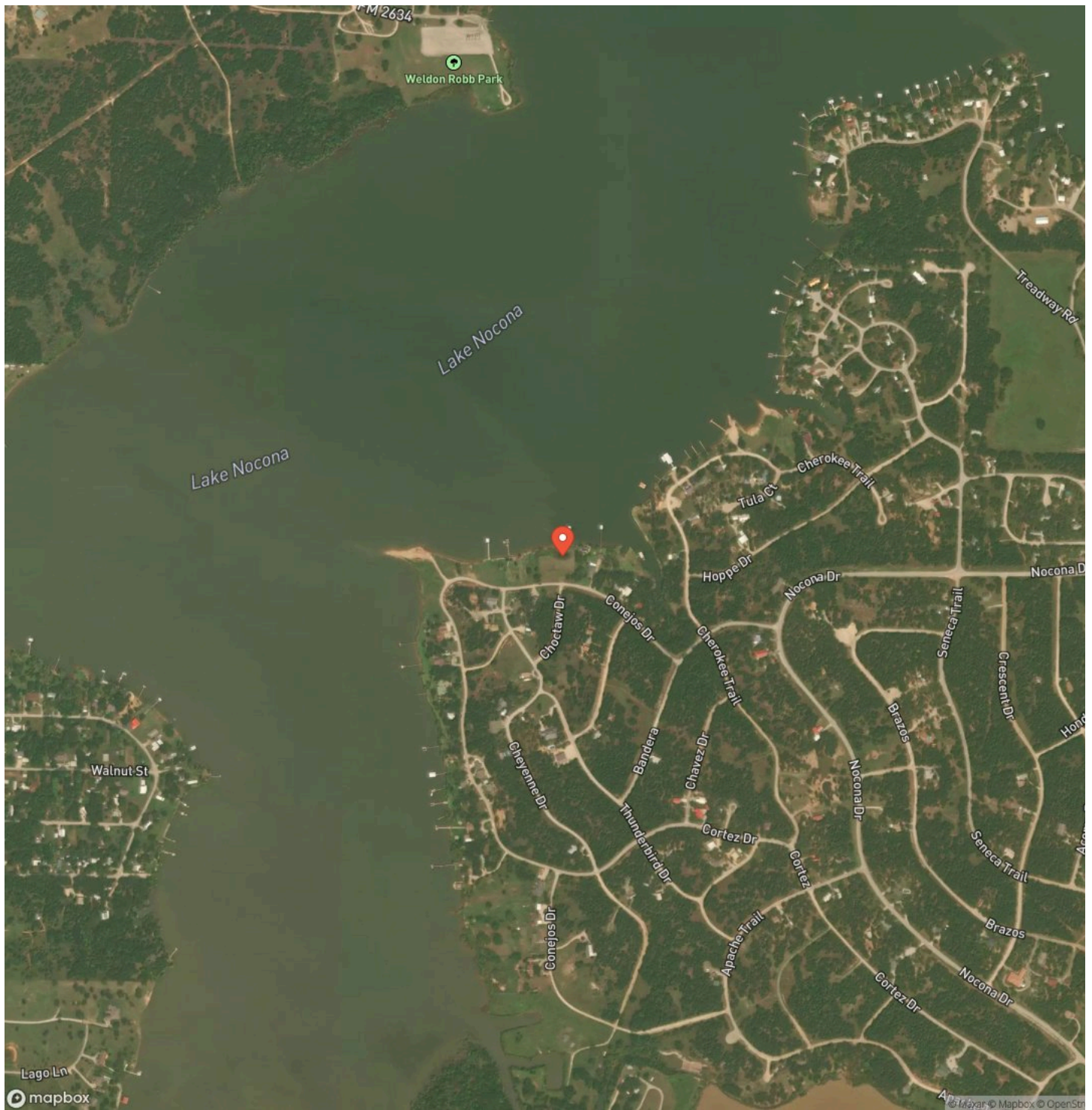
Locator Map



Locator Map



Satellite Map



NOTES

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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