

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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Nocona, TX / Montague County

PROPERTY DESCRIPTION

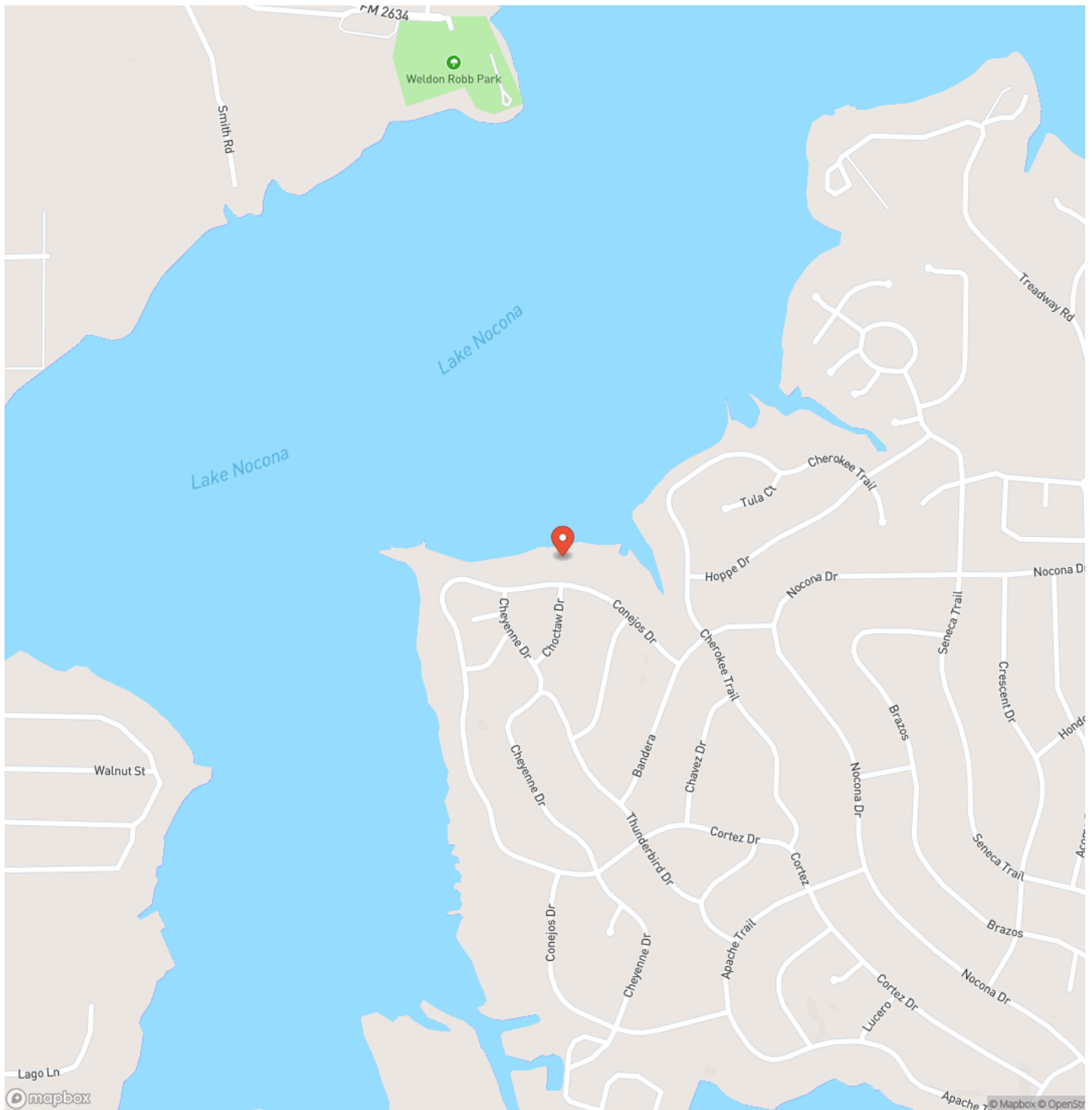
This property offers the perfect location for either a long-term home or a vacation getaway. Nestled in a highly desirable neighborhood with well-maintained homes and a sense of community pride, the four spacious waterfront lots provide ample space for your dream home and a large outdoor living area. 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.



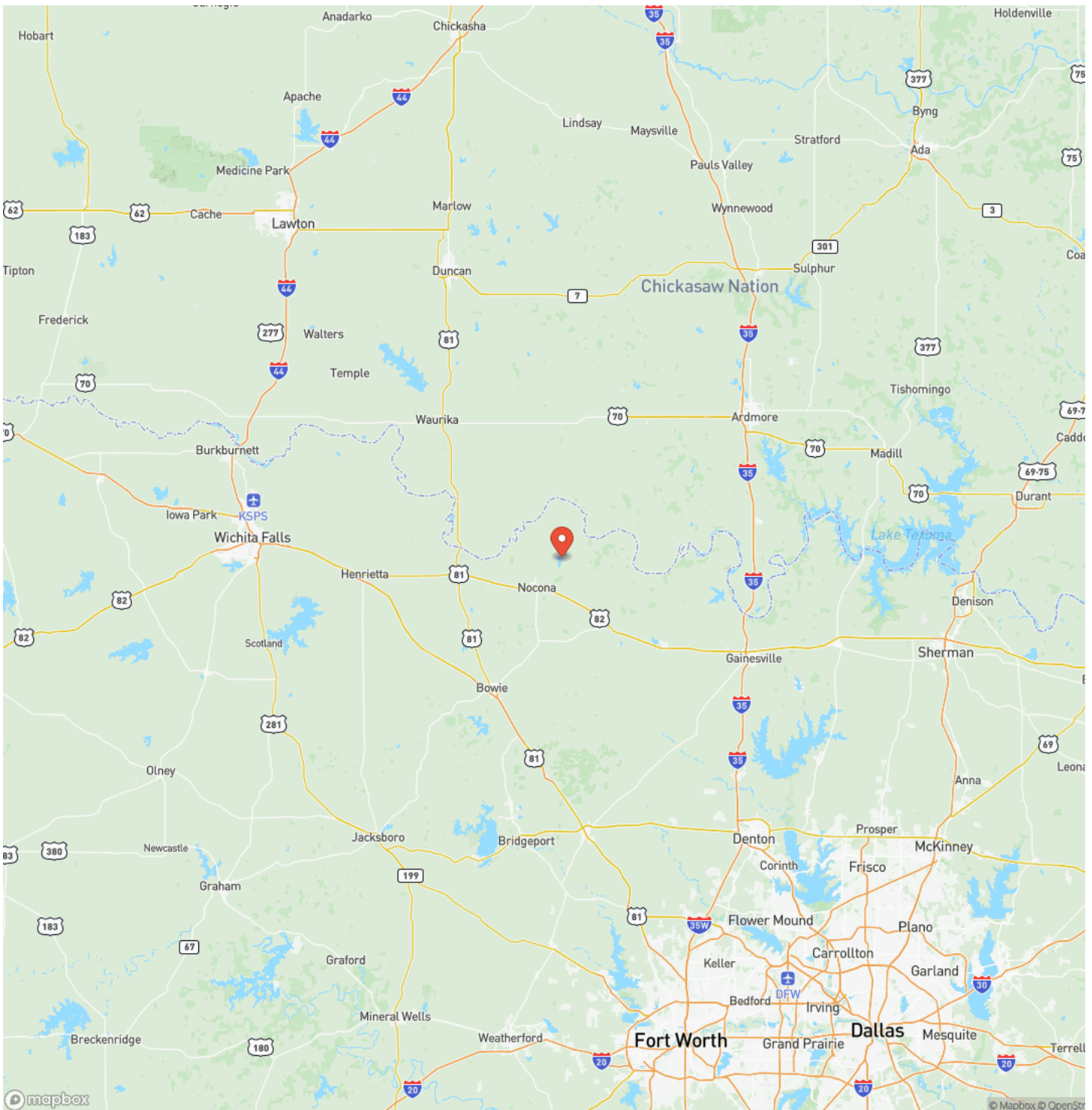
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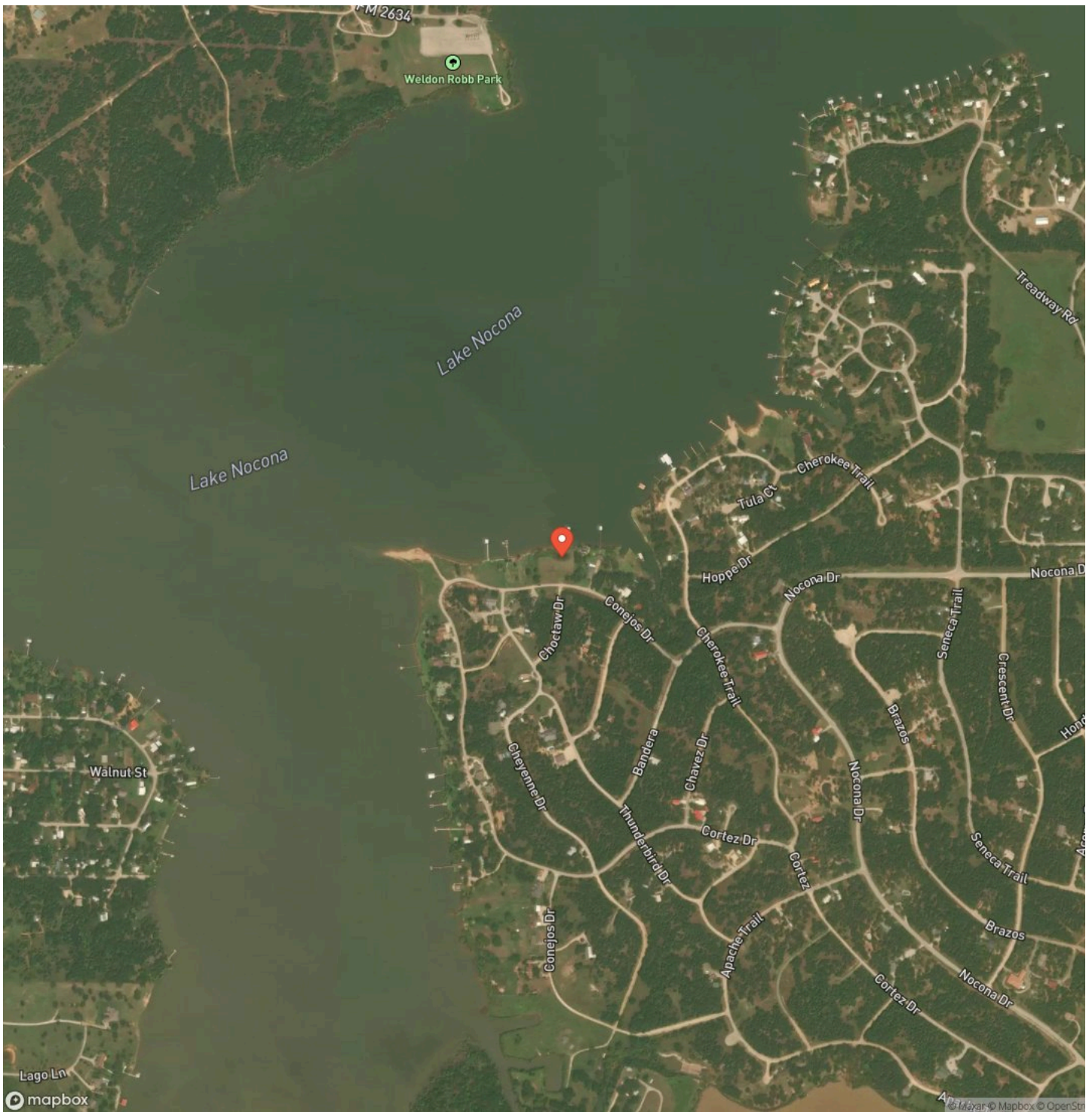
Locator Map



Locator Map



Satellite Map



Lake Lots in Nocona!

Nocona, TX / Montague County

LISTING REPRESENTATIVE
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Address

3311 | 35

City / State / Zip

Denton, TX 76207

NOTES

This image shows a blank 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.

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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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