

13.6 Acres Lake Texoma

NEWLAND
REAL ESTATE 



Gordonville Rd

13.6 +/-
Acres

Stuckey Rd

All Lines Approximate

**177 Stuckey Rd
Gordonville, TX 76245**

PROPERTY DETAILS

- List price \$299,000
 - Fenced on 3 sides with culverts and pipe entrance
 - Co-op water & electric
 - Septic required
 - New pond
 - Deed restricted
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LOCATION



Approximately 1.5 miles to Walnut Creek Resort, 3.5 miles to Cedar Mills Marina & Resort, 2 miles to Cedar Bayou Marina and just over 5 miles to Megastar Casino in Oklahoma.

Gordonville/Stuckey Rd

DEED RESTRICTIONS

The following restrictions will be placed on the Property and shall be included in the deed at Closing.

- a) The Property shall be used for residential and Agricultural use purposes only; provided that non-commercial agricultural use shall be permitted subject to the restrictions hereunder.
- b) Only one Single Family Residence shall be permitted on the Property, and no more than one (1) other Building shall be permitted on the Property, and no more than two (2) RV's on the Property at any one time.
- c) All residences must be site built only. No Manufactured housing or mobile homes are permitted on the lot at any time. No Residence shall be erected containing no less than 1,500 square feet of air conditioned and heated area, exclusive of open porches, garages and breezeways. All structures must be complete within 12 months of commencement.
- d) All Buildings and fencing will be of new materials only.
- e) No more that two (2) Boats shall be permitted on the Property at any one time.
- f) No junkyards, salvage yards, or dumping grounds for rubbish, trash, or debris are allowed on the property at any time.
- g) No commercial businesses are allowed on the property at any time.
- h) Minimum set back lines on the front of the Property shall be 60 feet measured from the front property line. This includes RV's, Boats, Trailers, and any Buildings.
- i) Minimum set back lines on the sides of the Property shall be 20 feet measured from the side property line(s). This includes RV's, Boats, Trailers, and any Buildings.
- k) Maximum height of any Building shall be no more than 40 feet.
- l) No radio towers or antennas over 25 feet in height.
- m) No noxious or offensive activity shall be carried out on the Property, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to any owner(s) of adjoining property. This includes but is not limited to motor cross tracks, gun ranges, lighted outdoor arenas, public or private.
- n) No inoperable Vehichle can be stored outdoors.
- o) RV's must be stored behind the Residence if present. No more than (2) of any kind of RV, Trailer, or Camper may be kept out doors.
- p) No more than (1) large animal per 1 acres. No more than 4 dogs are allowed on the lot at any one time. No commercial dog and cat kennels. No swine, goats, or sheep other than active 4H and FFA Projects.

DEED RESTRICTIONS

continued

q) All water wells and septic systems must meet TCEQ setbacks and standards.

r) Owner will not lease, rent, or barter any area, occupancy, or right of entry for any RV's or Boats.

Definitions

"Building" means a Residence, Outbuilding, or any other structure.

"Outbuilding" means a building (other than a Residence), including without limitation a garage, barn, shed, lean-to, pool house, or shed.

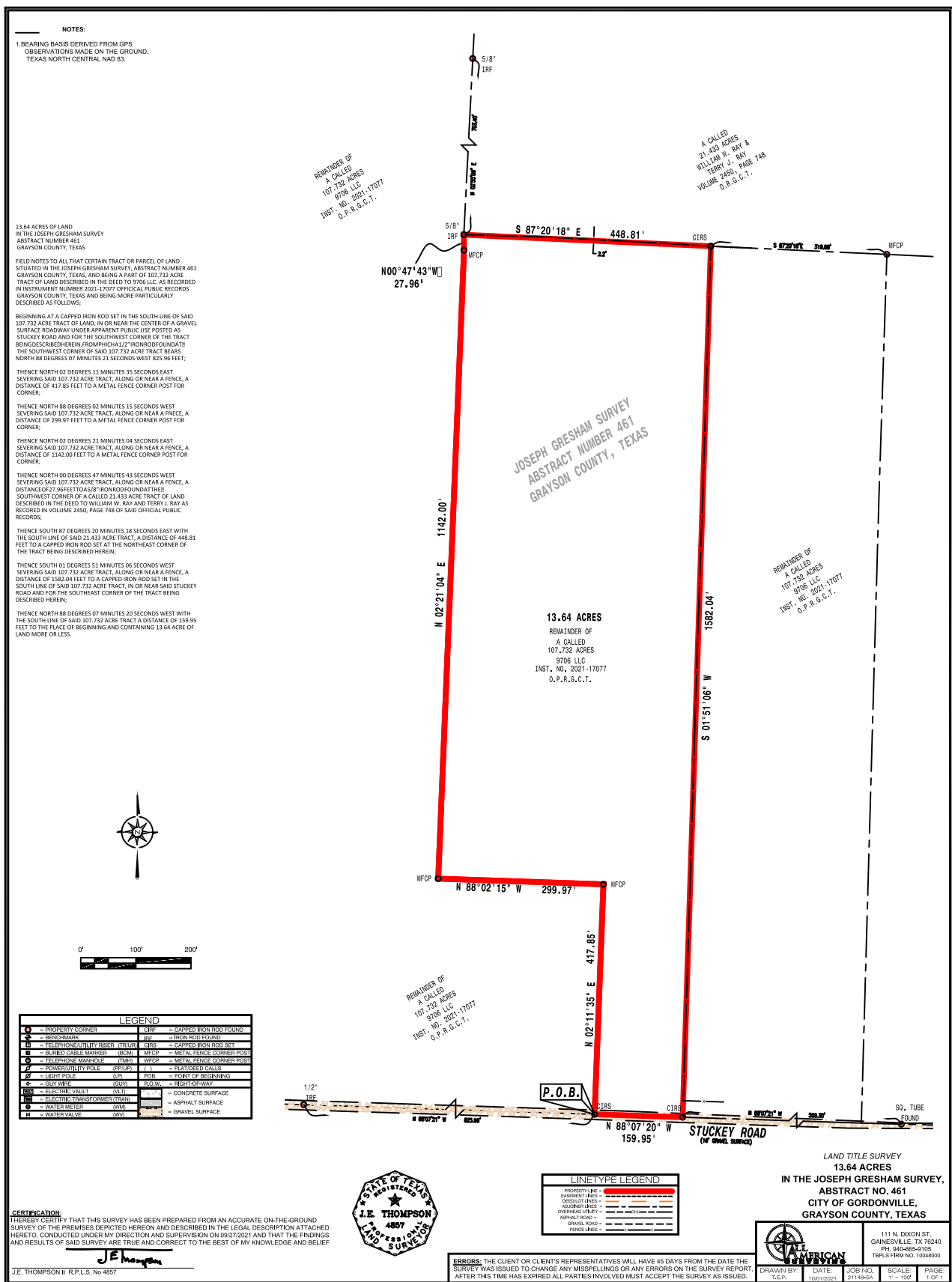
"Residence" means a detached building designed for and used as a dwelling by a Single Family.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer or other wheeled conveyance, whether self-propelled or towed.



13.6 ACRES SURVEY



CONTACT

NEWLAND REAL ESTATE
3311 I-35, Suite 140
Denton, TX 76207

940.565.8326

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