



20 Acres

\$29,375

Presidio County, Texas

www.landresellers.com/properties/a74280bc9a0



Property Details

Property Types: Land, Recreational
State: Texas
County: Presidio County
City: Presidio
Zip: 79845
Price: \$29,375
Total Acreage: 20
Property ID: 10105-N_2 NE_4 SW_4

Property Address: Presidio, TX, 79845
APN: 10105-N_2 NE_4 SW_4
GPS: 30.57397, -104.8534
Roads: Dirt Road (privately maintained)
Power: Power is available nearby.
Time Limit to Build: 6 months but it can be renewed
Taxes: \$863

Tired of the neighbors' complaints when you tune your little monster? Come unleash that built-up energy on 20 acres of epic mountain views and rad race tracks molded by mother nature.

This gorgeous property has great dirt road access, a super cool phantom river, mountain views that will take your breath away and so much more. If you saw it, you'd understand my passion. Your new investment/home will be one that will have you feeling fulfilled as a land owner especially when you think about the freedom that 20 acres of Texas land will bring you.

Farming, you can do it, mansion, there's space for two! Vacation cabin, sure, the possibilities are endless especially with power running nearby the property. What more could a new land owner ask for? You can bring your ATVs, RTVs, Motor Bikes, Mountain bikes, trucks, or whatever crazy toys you have, and tune, test, race, drag, or whatever you'd like without having to worry about a neighbor making a complaint.

Want some fun, then come and get it! If you'd like to see actual pictures of the lot and surrounding areas just send me a message and I'll gladly send them over.

The time is now, will you grab this opportunity by the horns and wrestle it to the ground or just let it pass you by? Decide and let me know by contacting me @ sales@jameproperties.com or (850) 374-5362.

Property Information
APN: 10105-N_2 NE_4 SW_4

Address: Not yet assigned

Legal Description: 5 T & P SEC 19

Size (acres): 20

Terrain: Mostly Flat, Treed, with a phantom river/tributary on the property.

Access: Dirt Road (privately maintained)

Zoning: Rural Land

Utilities: Power is available nearby.

Conveyance: Special Warranty Deed

Yearly Taxes: \$862.82

Center GPS Coordinates: 30°34'26.33"N, 104°51'12.07"W

Google direction is here.

GPS Coordinates (4 corners):

30°34'33.20"N, 104°51'14.77"W (nw)

30°34'22.77"N, 104°51'4.24"W (ne)

30°34'18.81"N, 104°51'9.72"W (se)

30°34'29.28"N, 104°51'20.17"W (sw)

Financing Information

Finance Price: **\$35,060 *CONTACT US FOR CASH DISCOUNT***

Down Payment: \$500 (Plus a \$350 non-refundable document fee)

Monthly Payment: \$288 (Plus \$5 pro-rated taxes and \$10 note servicing fee \$303.00/mo. total)

Payment Terms: 120 months – ABSOLUTELY NO PRE-PAYMENT PENALTIES

Interest Rate: 0%

Seller Information



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JAME Properties is a small family owned land investing company who specializes in purchasing and selling vacant land at affordable prices. Vacant land can be used to live on, for recreational purchases, or to invest and create wealth for the future! We truly believe that Real Estate is a great asset...