



For Sale on Market

**\$105,000**

Call 7138840322 Today!

## LAND / UNIMPROVED LAND

Build your dream home on this beautiful 2.6+ acre lot near the iconic Hell's Gate at Possum Kingdom Lake. Located in the highly desirable Sportsman's World community, this property offers a fantastic building site with ample space, privacy, and access to all the neighborhood amenities. Enjoy the convenience of community features including a pool, tennis courts, playground, and the Bluff Creek Marina with available annual wet slip rentals. This area is also located within a Municipal Utility District (MUD), offering cost-effective utility services for future homeowners. Whether you're looking for a full-time residence, a weekend escape, or a short-term rental investment opportunity, this lot delivers the flexibility and location to make it all possible. Don't miss this opportunity to create your perfect lake retreat in one of Possum Kingdom's most iconic areas.

### GENERAL DESCRIPTION

**Subdivision:** Sportsmans World

**Property Type:** Land / Unimproved Land

**Lotsize:** 117,438

**Maintenance Fee:** \$995 / Annually

**MLS# / Area:** NTREIS-20692365



Presented By  
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Century 21 Lucky Money

7138840322

Listing Broker  
Berkshire HathawayHS Pondera

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Visit <https://www.har.com/NTREIS-20692365> for more information