



**CLOSED** on Market

**\$117,400**

Call 817-894-0450 Today!

## LAND / UNIMPROVED LAND

BUILD YOUR DREAM HOME AND SAVE! SELLER IS OFFERING A 10% DISCOUNT ON THE LOT WHEN BUYER CONTRACTS TO BUILD WITH FORUM CUSTOM HOMES. Spacious CORNER LOT located in Orchard 14 of PECAN PLANTATION GOLF COURSE COMMUNITY!! This desirable lot boasts over a half acre, centrally located near the Pecan Plantation Retail and Activity Center which provides convenience and accessibility. It's a perfect opportunity to build your dream home with dual street frontage enhancing the curb appeal. The Lot is ready to build with concrete streets, AMUD water and sewer available, underground electric and fiber optic internet. Bring your dream home to life in a community you'll love calling home. The buyers at closing pay the PPOA Membership transfer and initiation fee of \$5,545.65 with monthly dues of \$200.41. All information is deemed reliable but not guaranteed. Buyer or Buyers agent to verify lot dimensions, schools, and listing information. PROFESSIONAL PICTURES COMIING!

### GENERAL DESCRIPTION

**Subdivision:** Pecan Plantation

**Property Type:** Land / Unimproved Land

**Lotsize:** 23,087

**Maintenance Fee:** \$200 / Monthly

**MLS# / Area:** NTREIS-21041770



Get in touch  
**Cynthia Perry**

817-894-0450

**Brazos River Realty, LLC**  
(817) 240-6163

2700 Village Rd, Granbury, TX 76049

Visit <https://www.har.com/NTREIS-21041770> for more information