

Cheapest 0.5 Acres Near Caddo Lake!

⊕ Bivins, TX MARION COUNTY

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PROPERTY SUMMARY

Your dream of a serene retreat by the lake begins here

This property is situated nearby Caddo Lake. Caddo Lake is one of Texas' few natural lakes and is renowned for its excellent bass fishing, characterized by its waters, cypress trees, vegetation, and swampy bayous. In this regard, there seems to be a lot of interest in this area lately and prices are increasing. But the good news is, we are deliberately pricing this property low for fast sale.

This lot has it all, including several advantages like RVing, camping, and ideal building conditions for your dream home and/or investment property.

Whether you're looking to develop or hold for future gains, this lot offers endless possibilities for your portfolio. Secure your future, create unforgettable experiences, and make your investment in your dreams a reality today!

Contact us for more details and to make this property yours!

Nearby Attractions

- Caddo Lake State Park
- Gone With the Wind Museum
- Jefferson Historical Museum
- Mystique Tours on Caddo Lake



- Caddo Lake National Wildlife Refuge

RESERVE THIS PARCEL

PROPERTY DETAILS

Street Address: COUNTY ROAD

City: BIVINS

State: Texas

County: Marion, TX

Zip: 75555

APN: 17395

Size: 0.5

Legal Description: LAKE STRATFORD BLK A LOT 7

Google Maps: <https://maps.app.goo.gl/oefJkhroZTx6iG4k9>

Lat/Long Coordinates: 32.8549,-94.1043

Elevation: 247.5

Annual Taxes: \$7

Zoning: RESIDENTIAL

Access: County Rd 3307

Sewer: Would be by Septic. Call 903-968-2511 or email utilities@orecitytx.org

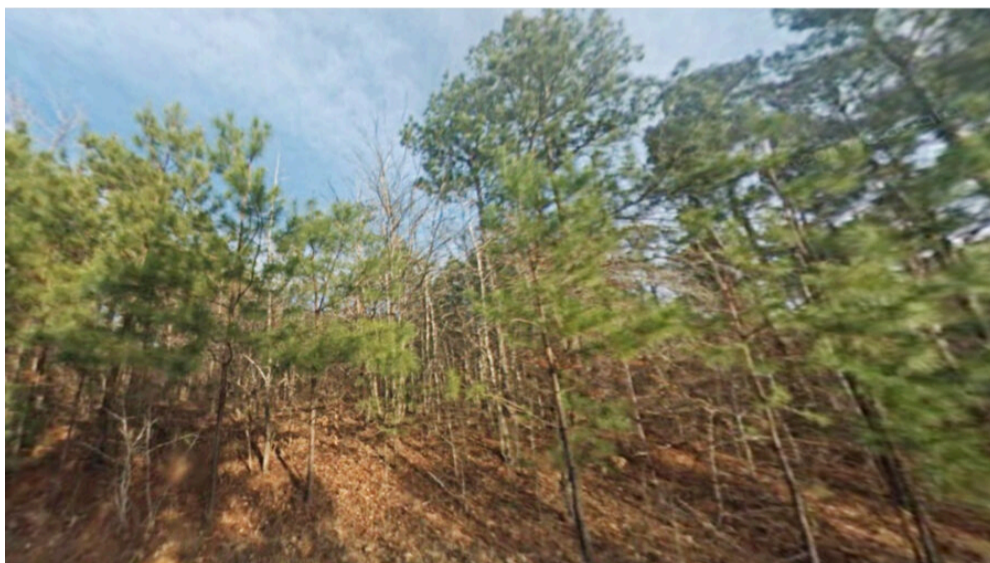
Water: Contact City Water Department at (903) 968-2511 or email utilitites@orecitytx.org

Utilities: Contact Local Electricity Upshur Rural Electric Coop (903) 843-2536

Gas: N/A

Waste: Trash pickup service by the city. Call 903-968-2511 or email utilities@orecitytx.org

PROPERTY PHOTOS





Payment Options

RESERVE THIS PARCEL

Ready to invest?

\$1000 reserves
this property today*

Reserve this property today by
using the button above to make
a payment. Once reserved you
can choose to pay over time
with **low monthly installment
payments** or pay all at once
with the cash price.

*This is a non-refundable doc fee

MONTHLY INSTALLMENT OPTION

\$750 Downpayment

PAY AS LOW AS

\$399/mo for 72 months

Plus prorated property taxes and \$10/mo maintenance fee

PAY IN FULL

PAY ALL AT ONCE

\$29,478

Plus \$250 doc fee

RESERVE THIS PARCEL

Marion County, TX Contact Information

[County Website](#)

[Assessor Website](#)/ 903-665-3132

[Treasurer Website](#)/ 903-665-2472

[Recorder Website](#)/ 903-665-3971

[GIS Website](#)

[Planning Dept. Website](#)

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