

# ONLINE ONLY LAND AUCTION

162 SNUG HARBOR DRIVE, MONTGOMERY, TX 77356

**Adam's**  
Auction & Real Estate Services, Inc.

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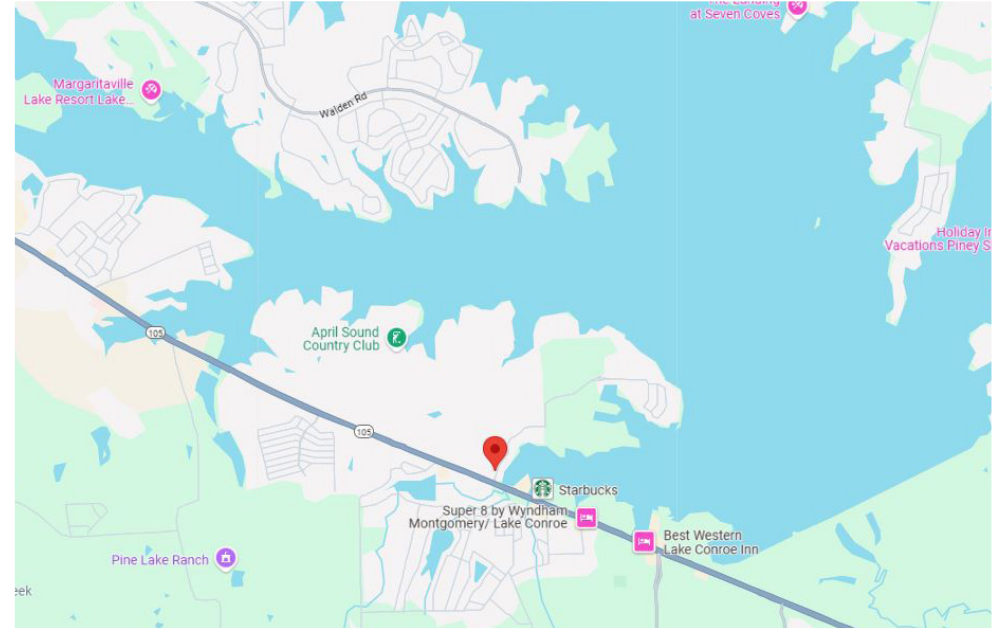
**BIDDING CLOSES: 5PM ~ THURSDAY, FEBRUARY 27, 2025**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)



**0.09± AC PARCEL**  
**YOUR BUILDER & PLAN**  
**COUNTRY CLUB**  
**ACCESS**

# GENERAL INFORMATION & AUCTION TERMS



**0.09± AC**

TOTAL LOT SIZE

**3 RESIDENTIAL**

ZONING

**\$499**

TOTAL '24 TAXES

Bring your builder and your plan to this 4,000± Sq. ft. residential lot located in the April Sound Neighborhood just minutes from the Water Point Marina on Lake Conroe in Montgomery, TX! The lot dimensions are approximately 40' x 100' and would be perfect for a patio style home! The property has all public utilities available, is located within the April Sound Homeowners Association, as well as the April Sound County Club and is subject to all assessments and fees. Do not miss this opportunity to enjoy all the lake living amenities just 20 minutes off I-45 and an hour from downtown Houston!

## PARCEL NUMBERS

P.I.N	Size	Amount
63563	0.09± Ac.	\$499

Terms: \$5,000 Down Day of Sale on Real Estate  
 Balance Due in 30 Days ♦ 10% Buyers Premium OR \$1500 MINIMUM  
 List subject to change without notice  
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
 Any announcement made day of sale takes precedence over any printed material



Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.