

61 Acres | T-1 | Highway 190 | 01224  
Highway 190  
Newton, TX 75966

**\$274,500**  
61± Acres  
Newton County



61 Acres | T-1 | Highway 190 | 01224

Newton, TX / Newton County

## SUMMARY

### **Address**

Highway 190

### **City, State Zip**

Newton, TX 75966

### **County**

Newton County

### **Type**

Recreational Land, Undeveloped Land

### **Latitude / Longitude**

30.875874 / -93.843687

### **Acreage**

61

### **Price**

\$274,500

### **Property Website**

<https://homelandprop.com/property/61-acres-t-1-highway-190-01224-newton-texas/96572/>



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#### **PROPERTY DESCRIPTION**

Deep East Texas ! US Highway 190 BIG FRONTAGE ! 317 total acres in 4 tracts. Take your pick. Big rolling terrain over sandy soils with beautiful treed areas, high hills and creek drains. Some areas have been harvested and are ready for pasture conversion, homesite, or reforestation. Electricity runs along US 190, mostly on the south side. This is a 1<sup>st</sup> time open market offering. Historically owned by industry timber company(ies). Trails and wildlife for recreation. Clean, with no pipelines, ROW's, easements, or well sites known.

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**Utilities:** Electric available

**Utility Provider:** Jasper-Newton Electric Cooperative

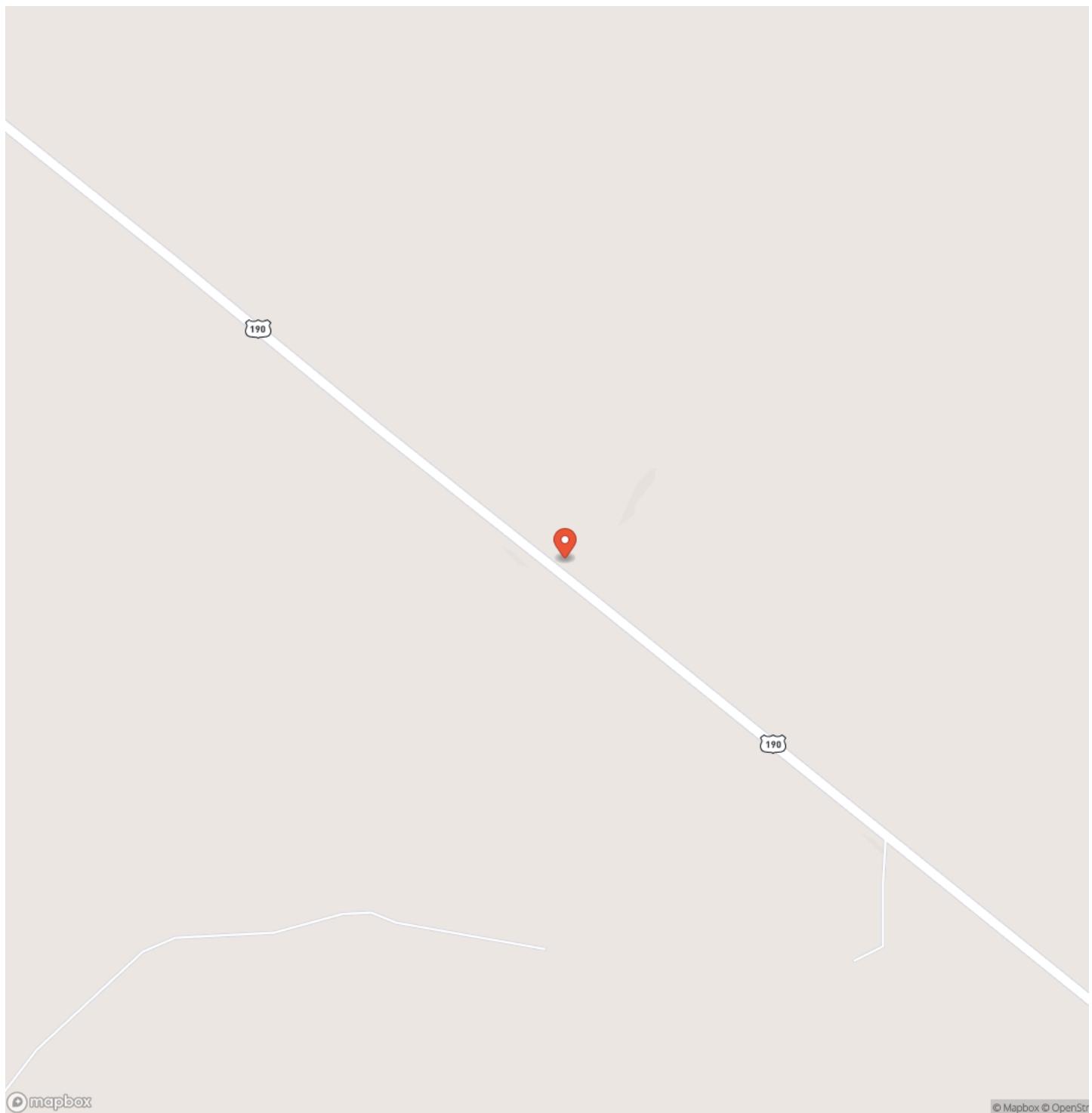
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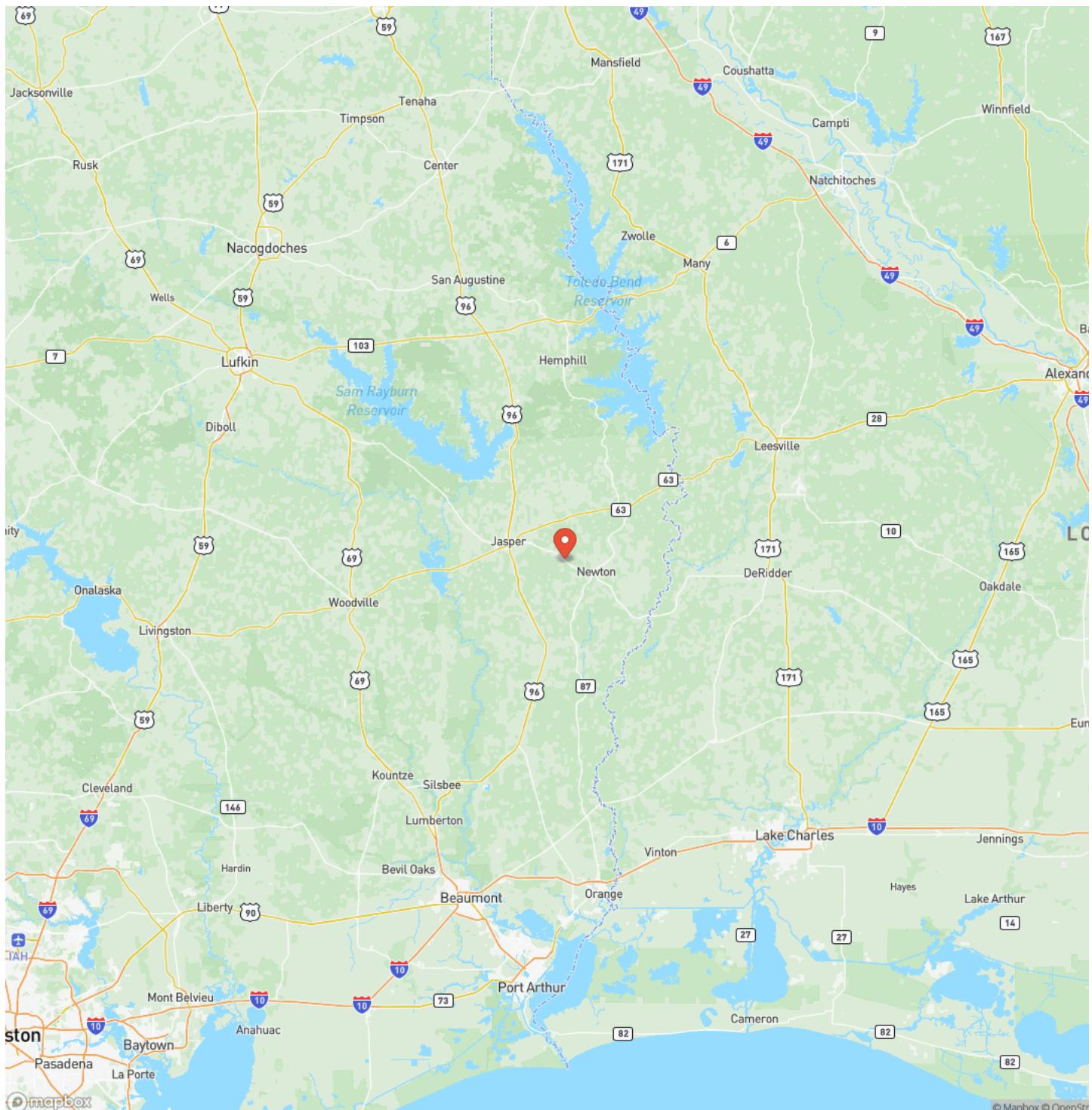
## Locator Map



**MORE INFO ONLINE:**

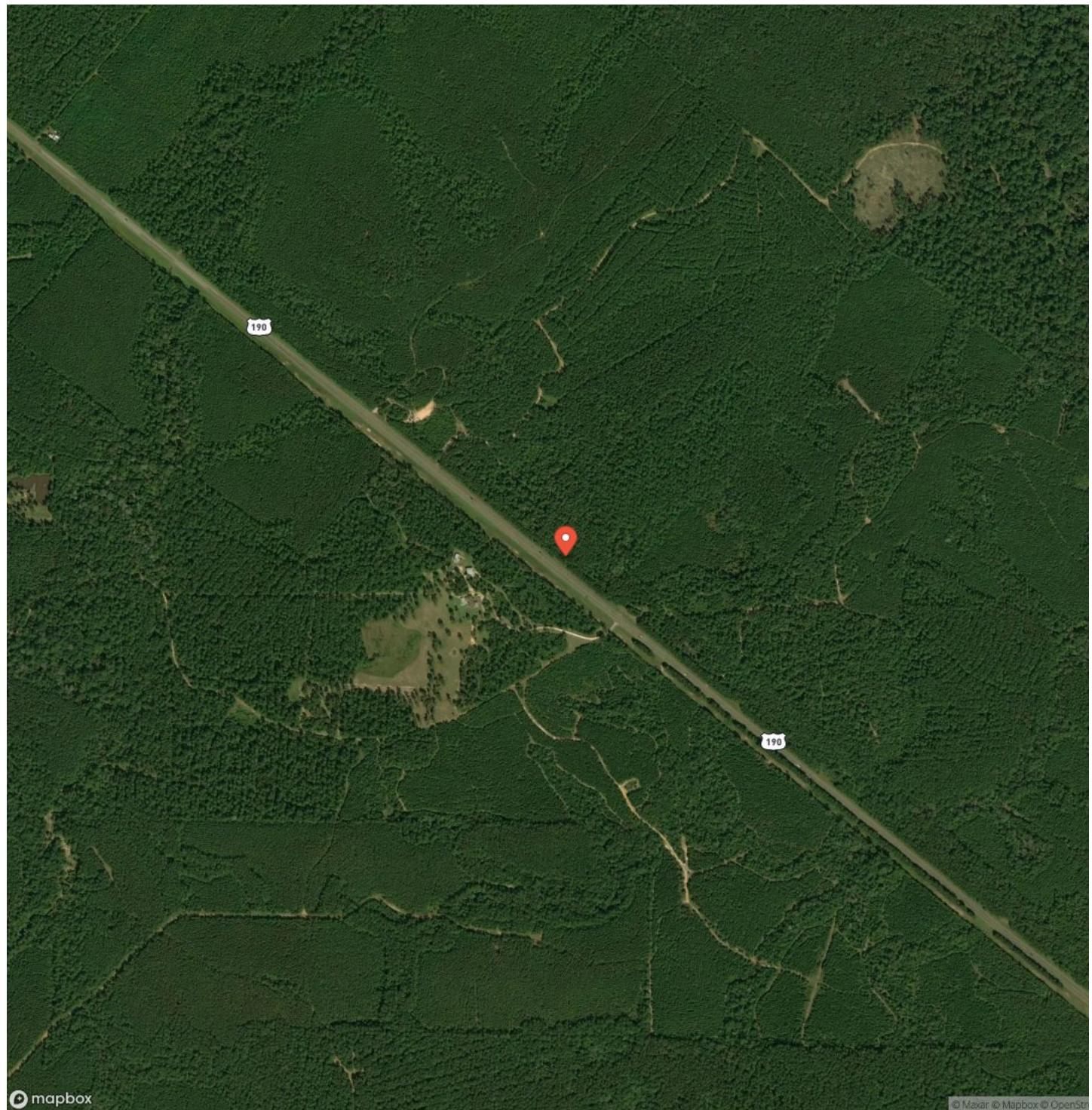
[www.homelandprop.com](http://www.homelandprop.com)

## Locator Map



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## Satellite Map



© mapbox

© Maxar © Mapbox © OpenStreetMap



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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Andy Flack

## Mobile

(936) 295-2500

## Email

agents@homelandprop.com

## Address

1600 Normal Park Dr

**City / State / Zip**

## NOTES



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## NOTES



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**Acreage, Survey & Easement Disclaimer:** HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

**Title Insurance Company Disclaimer:** Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

**Tax Disclaimer:** Approximately \$5/Acre/Year with Timber Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

**Easement Disclaimer:** Visible and apparent and/or marked in field.

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**HomeLand Properties, Inc.**  
1600 Normal Park Dr.  
Huntsville, TX 77340  
(936) 295-2500  
[www.homelandprop.com](http://www.homelandprop.com)

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