

26 Acres | T-1 | Highway 87 | 00875
Highway 87
Newton, TX 75966

\$143,000
26± Acres
Newton County



26 Acres | T-1 | Highway 87 | 00875

Newton, TX / Newton County

SUMMARY

Address

Highway 87

City, State Zip

Newton, TX 75966

County

Newton County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.773117 / -93.809262

Acreage

26

Price

\$143,000

Property Website

<https://homelandprop.com/property/26-acres-t-1-highway-87-00875/newton/texas/96590/>



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PROPERTY DESCRIPTION

1st time open market offering ! Historically owned by industry timber company(ies). SH 87 frontage for easy access. Electricity along highway. Mature pine plantation with scattered hardwoods (see leaf off drone aerial photos). Great candidate for homesite and recreation. Good size and shape for fencing. Clean with no pipelines, ROW's, easements, or well sites known.

Utilities: Electricity available

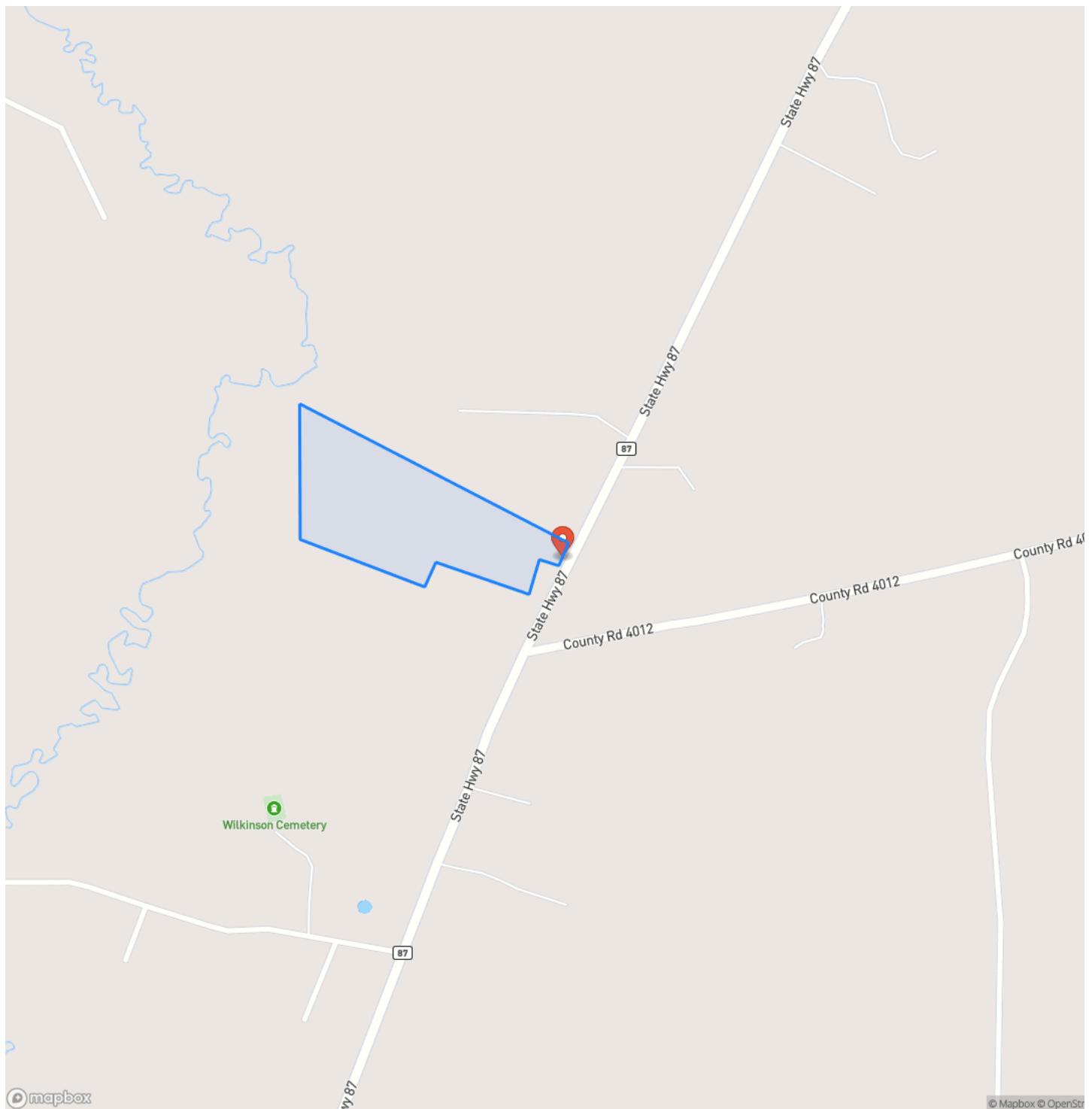
Utility Provider: Jasper-Newton Electric Cooperative

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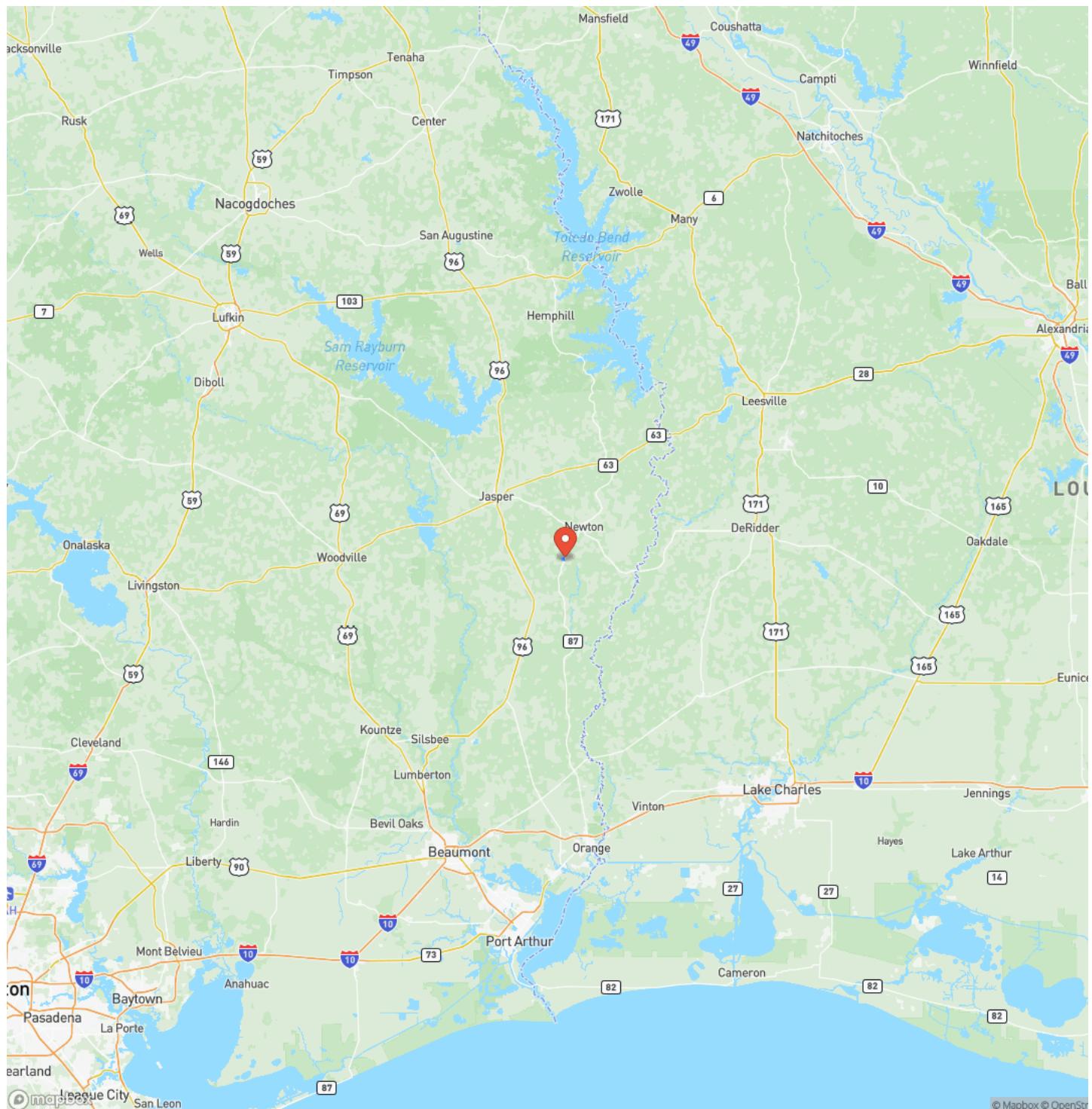
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Locator Map



Locator Map



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Satellite Map



**26 Acres | T-1 | Highway 87 | 00875
Newton, TX / Newton County**

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

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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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. Utility.



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