

44 Acres | T-1 | FM 1012 | 02450  
FM 1012  
Newton, TX 75966

**\$231,000**  
44± Acres  
Newton County



44 Acres | T-1 | FM 1012 | 02450

Newton, TX / Newton County

## SUMMARY

### **Address**

FM 1012

### **City, State Zip**

Newton, TX 75966

### **County**

Newton County

### **Type**

Recreational Land, Undeveloped Land

### **Latitude / Longitude**

30.886686 / -93.79646

### **Acreage**

44

### **Price**

\$231,000

### **Property Website**

<https://homelandprop.com/property/44-acres-t-1-fm-1012-02450/newton/texas/96581/>



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**PROPERTY DESCRIPTION**

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**Quiet Newton County Texas ! Low traffic FM 1012 frontage. Select tracts have been 1<sup>st</sup> thinned and look awesome ! Great sloping/rolling topography over loamy type soils. Electricity along FM 1012. Excellent recreation, homesite, and/or getaway potential ! Clean, with no pipelines or well sites known.**

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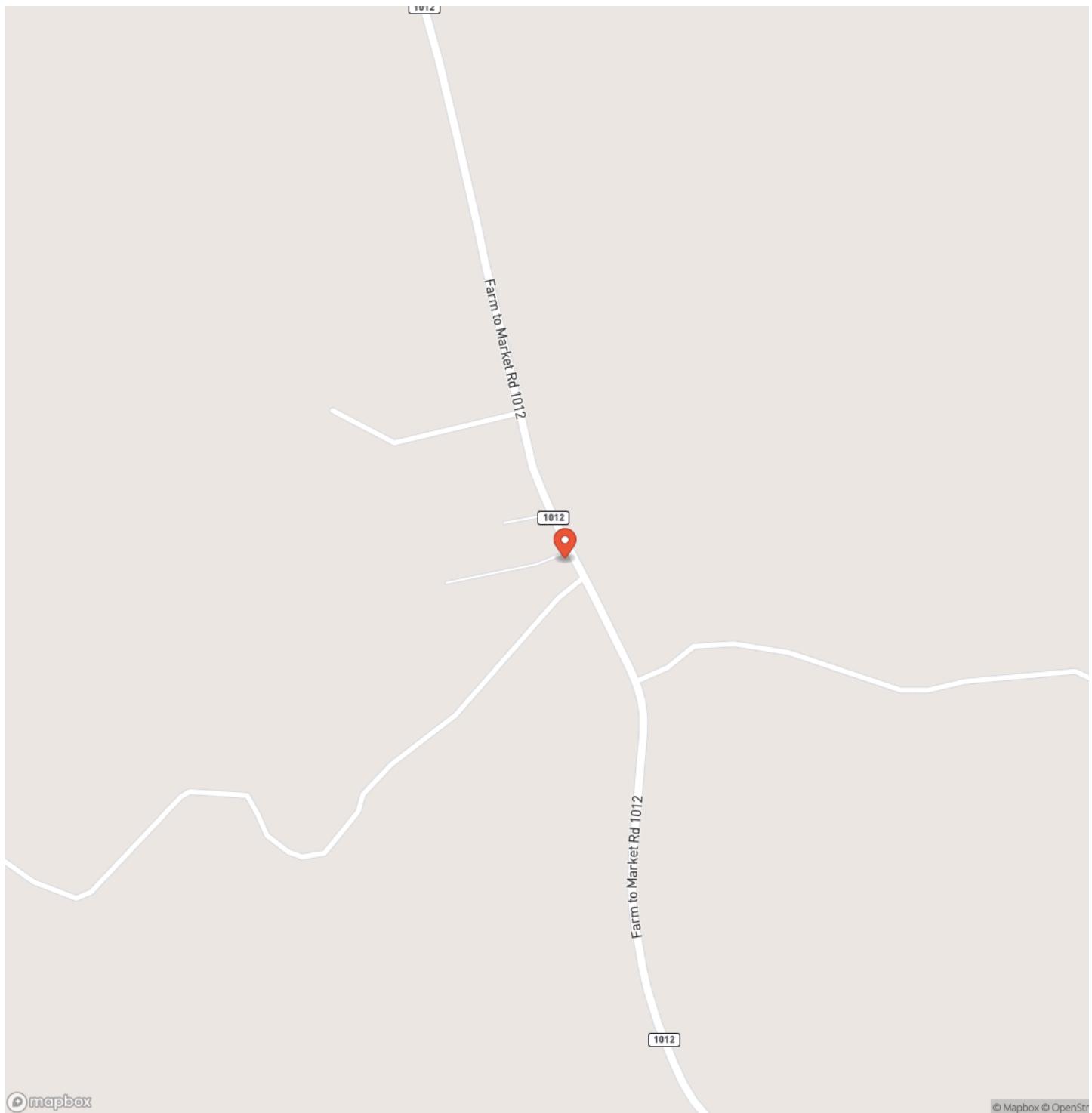
**Utilities:** Electric available

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

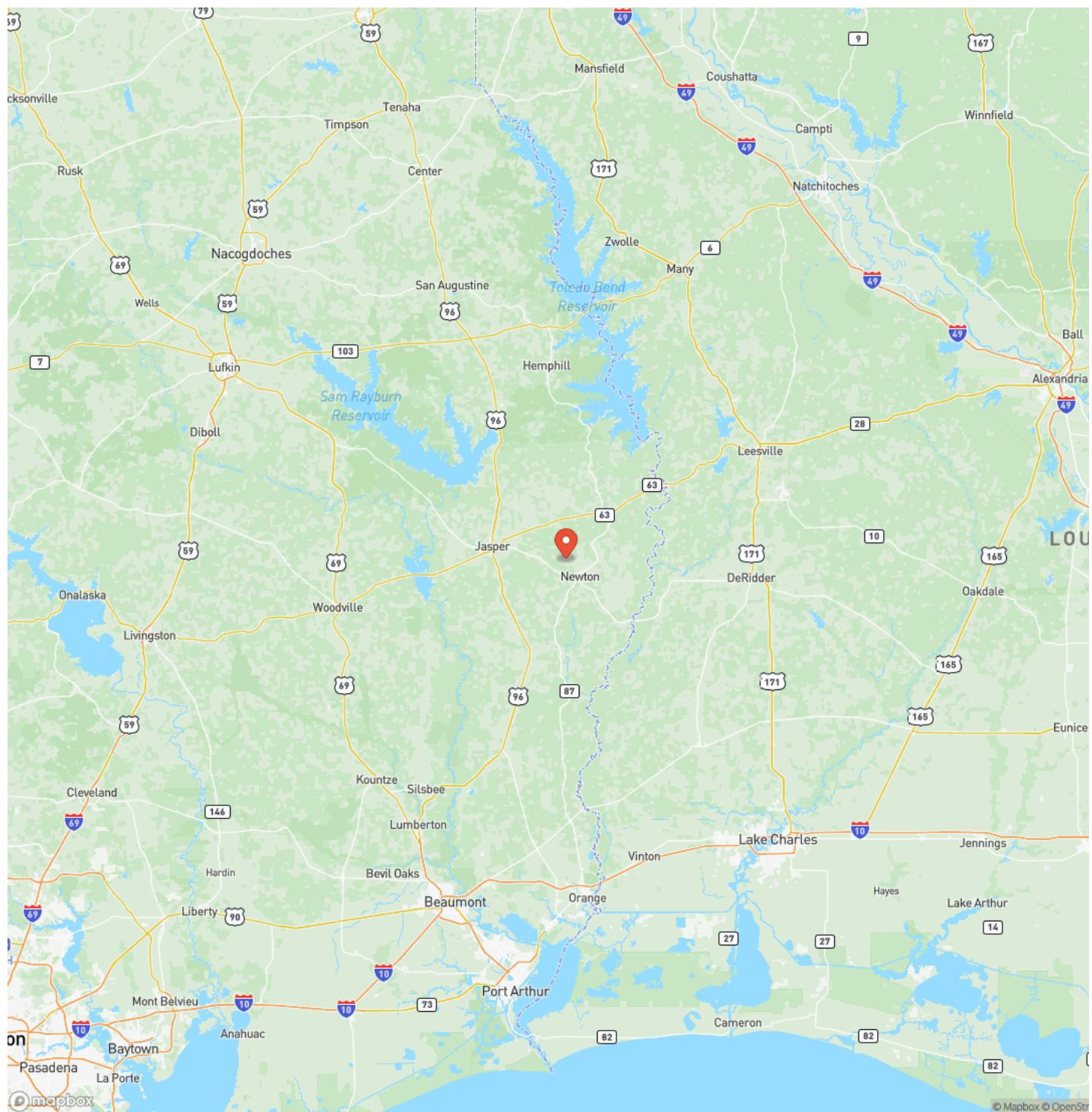
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## Locator Map

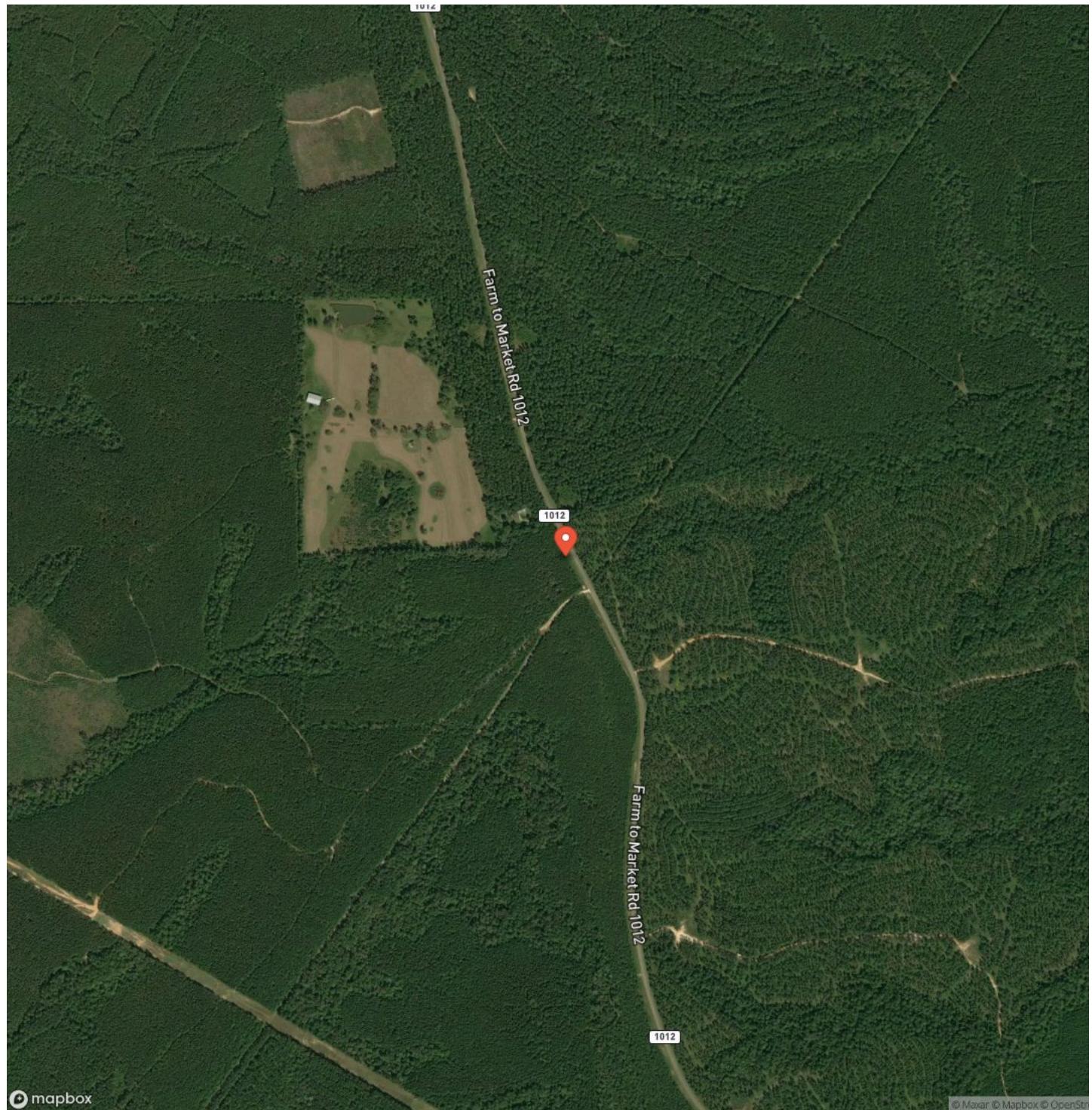


## Locator Map



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## Satellite Map



44 Acres | T-1 | FM 1012 | 02450

Newton, TX / Newton County

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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**

Huntsville, TX 77340

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**NOTES**

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## NOTES



## **MORE INFO ONLINE:**

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

## **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. Internal road(s). Electricity.

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