

48 Acres | FM 1416
FM 1416
Trout Creek, TX 75933

\$180,000
48± Acres
Newton County



MORE INFO ONLINE:
www.homelandprop.com

48 Acres | FM 1416
Trout Creek, TX / Newton County

SUMMARY

Address

FM 1416

City, State Zip

Trout Creek, TX 75933

County

Newton County

Type

Hunting Land, Recreational Land

Latitude / Longitude

30.612183 / -93.78368

Taxes (Annually)

\$609

Acreage

48

Price

\$180,000

Property Website

<https://homelandprop.com/property/48-acres-fm-1416/newton/texas/90854/>



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PROPERTY DESCRIPTION

Cheap Land ! Natural dirt ! Deep East Texas in the "Old Field" community east of Trout Creek, TX and Kirbyville, TX. These tracts have been harvested of timber and ready for conversion to reforestation, pasture, or nature regeneration. Dual frontage on FM 1416 and internal easement road. Electricity available or by short extension. Owner finance terms: 15% down, 7.9%, 180 mo. amortization, 12 mo. balloon.

Aerial map imagery is not an accurate depiction of the tree coverage in the field.

Utilities: Electric available

Utility Provider: Deep East Texas Electric Cooperative



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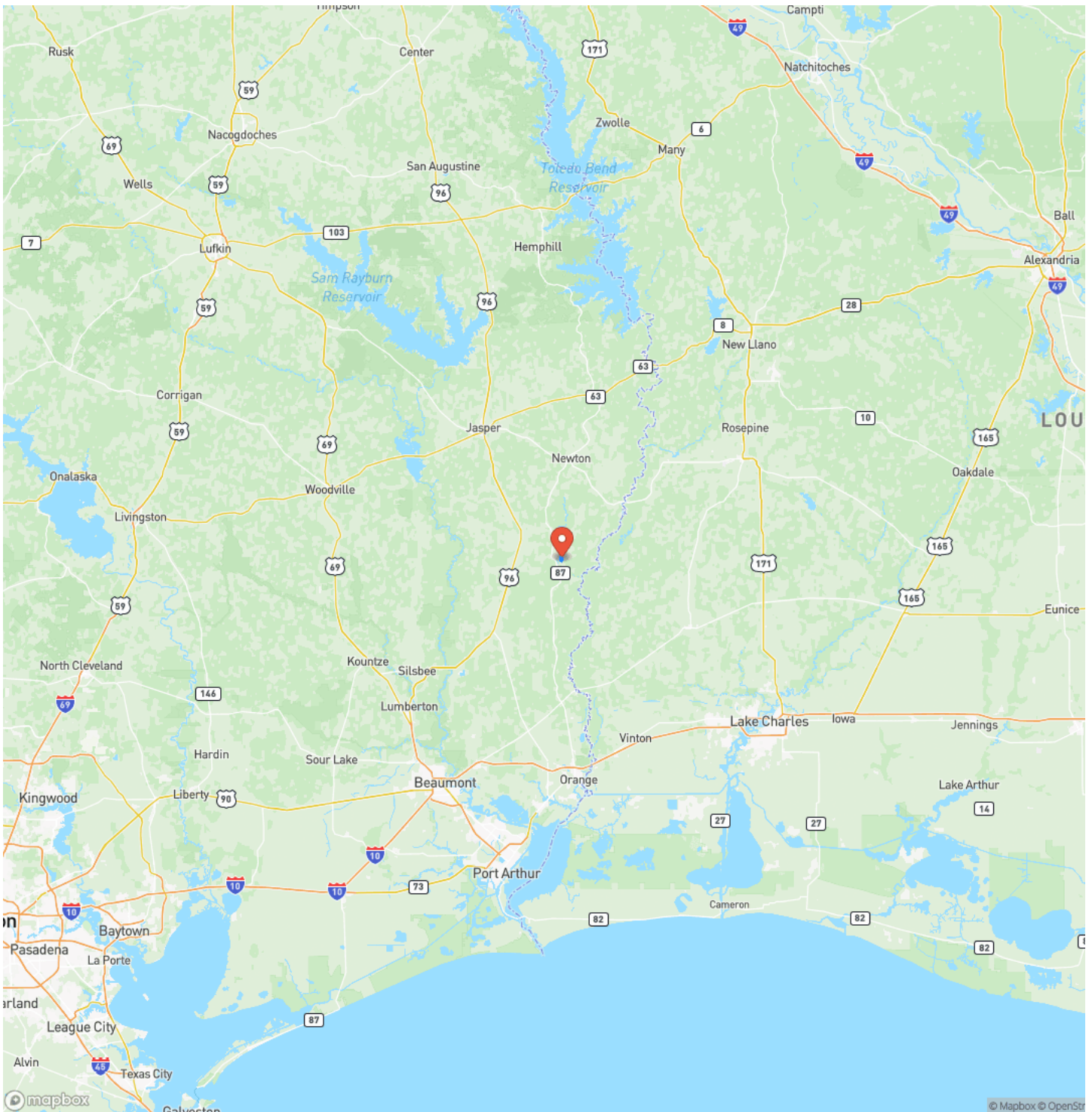


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Locator Map

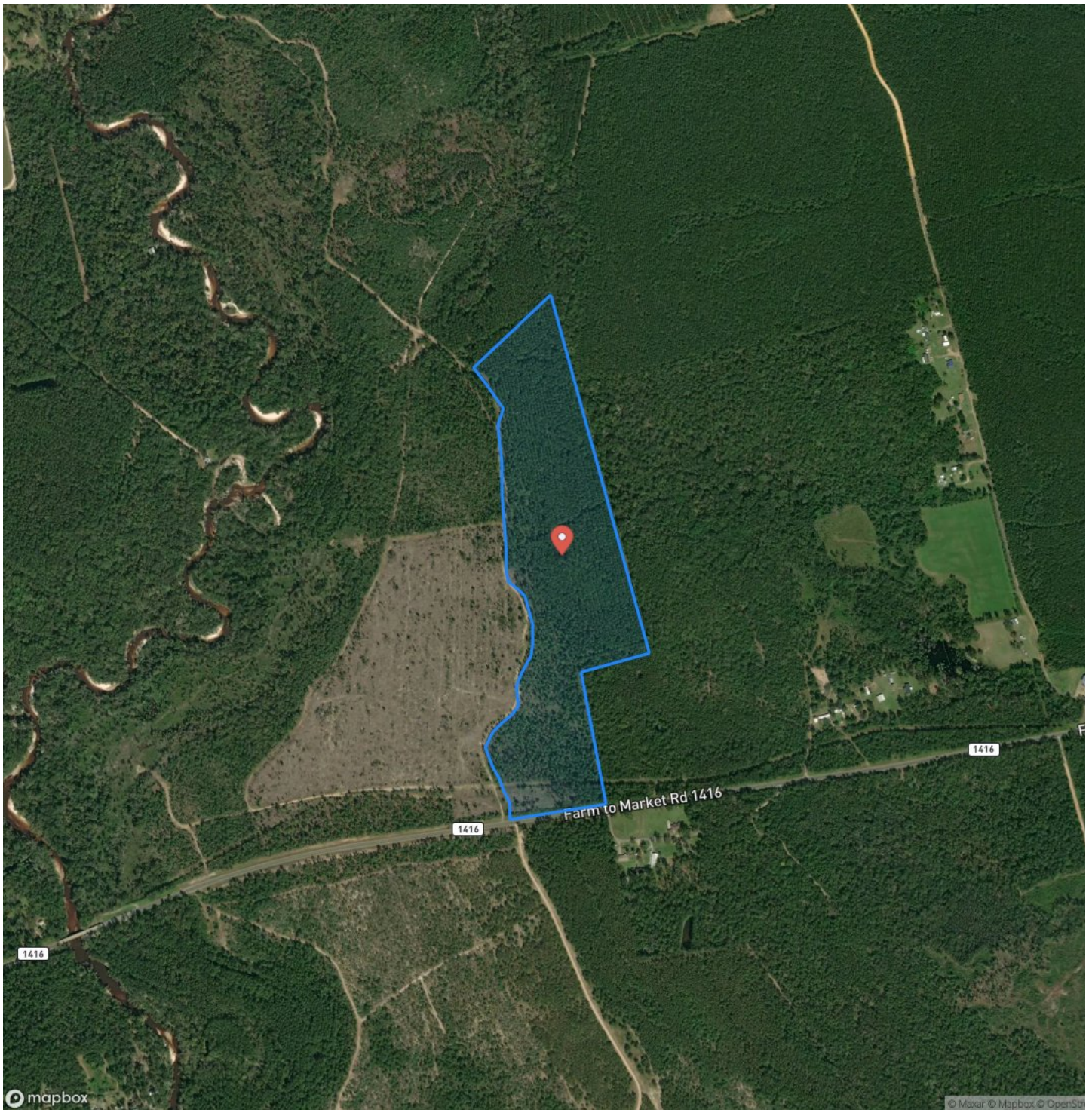


Locator Map



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Satellite Map



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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

NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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

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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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