

35 Acres | FM 2626 & County Road 2025 | T-4 | 00964
FM 2626 & County Road 2025
Newton, TX 75966

\$294,245
35± Acres
Newton County



MORE INFO ONLINE:
www.homelandprop.com

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Newton, TX / Newton County

SUMMARY

Address

FM 2626 & County Road 2025

City, State Zip

Newton, TX 75966

County

Newton County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.866711 / -93.712121

Acreage

35

Price

\$294,245

Property Website

<https://homelandprop.com/property/35-acres-fm-2626-county-road-2025-t-4-00964-newton-texas/75705/>



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PROPERTY DESCRIPTION

Tranquility ! Life's too short to live in the city ! Newton, Texas, Newton County, Texas offering. Historically owned and managed by industry timberland owners. 1st time open market offering ! Paved FM and County Road access. Electricity available. Wooded in varying ages of pine plantation with hardwood mix. Peaceful, low traffic, low population community and area. Multiple uses. **UNRESTRICTED ! Good topography, access, and location.**

Utility providers: Jasper-Newton Electric Cooperative

Utilities: Electricity available

Topography: Gently rolling, mostly cleared tracts with no floodplain per maps on file. See Topography Map herein.

School District: Newton ISD



MORE INFO ONLINE:

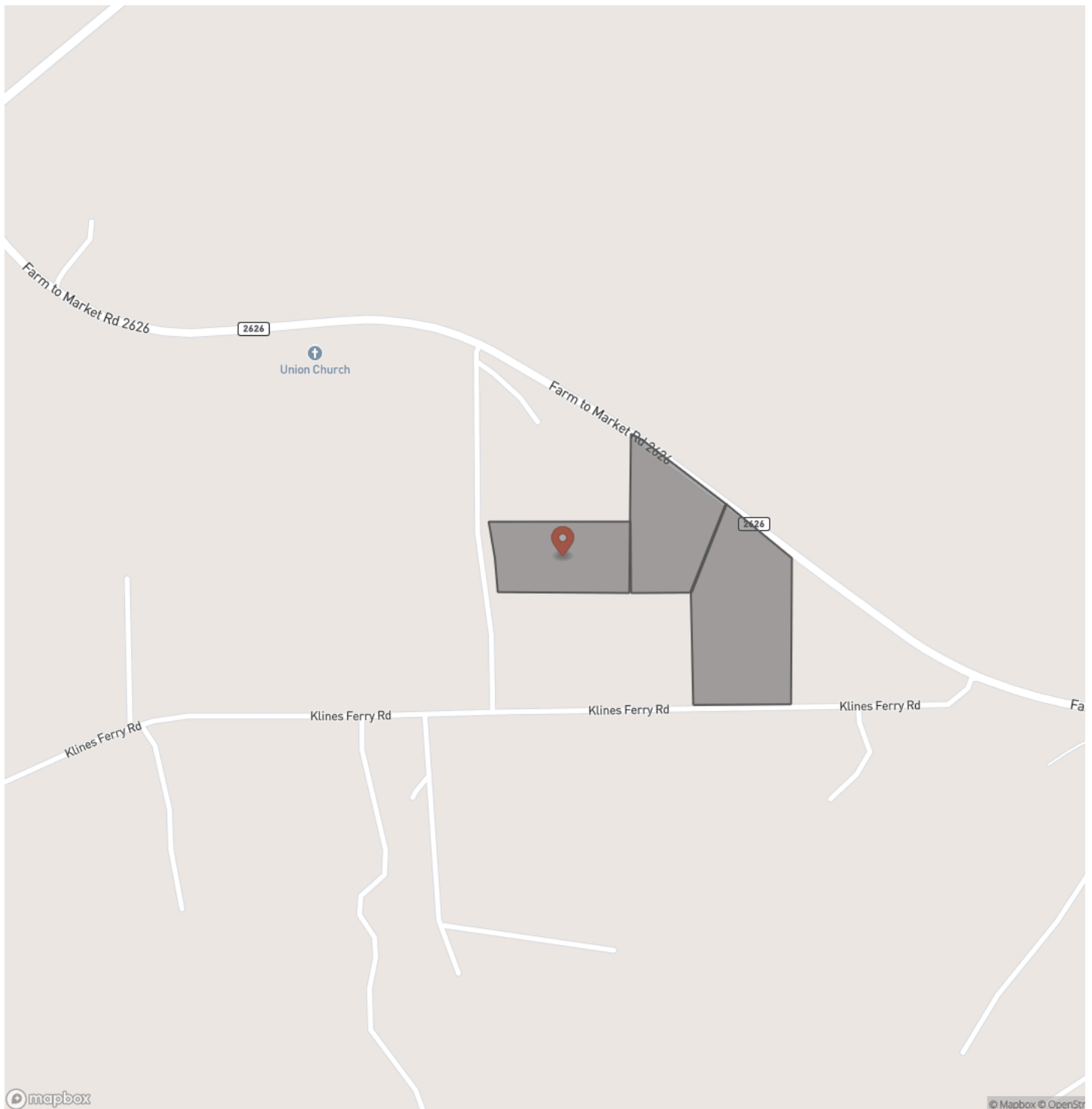
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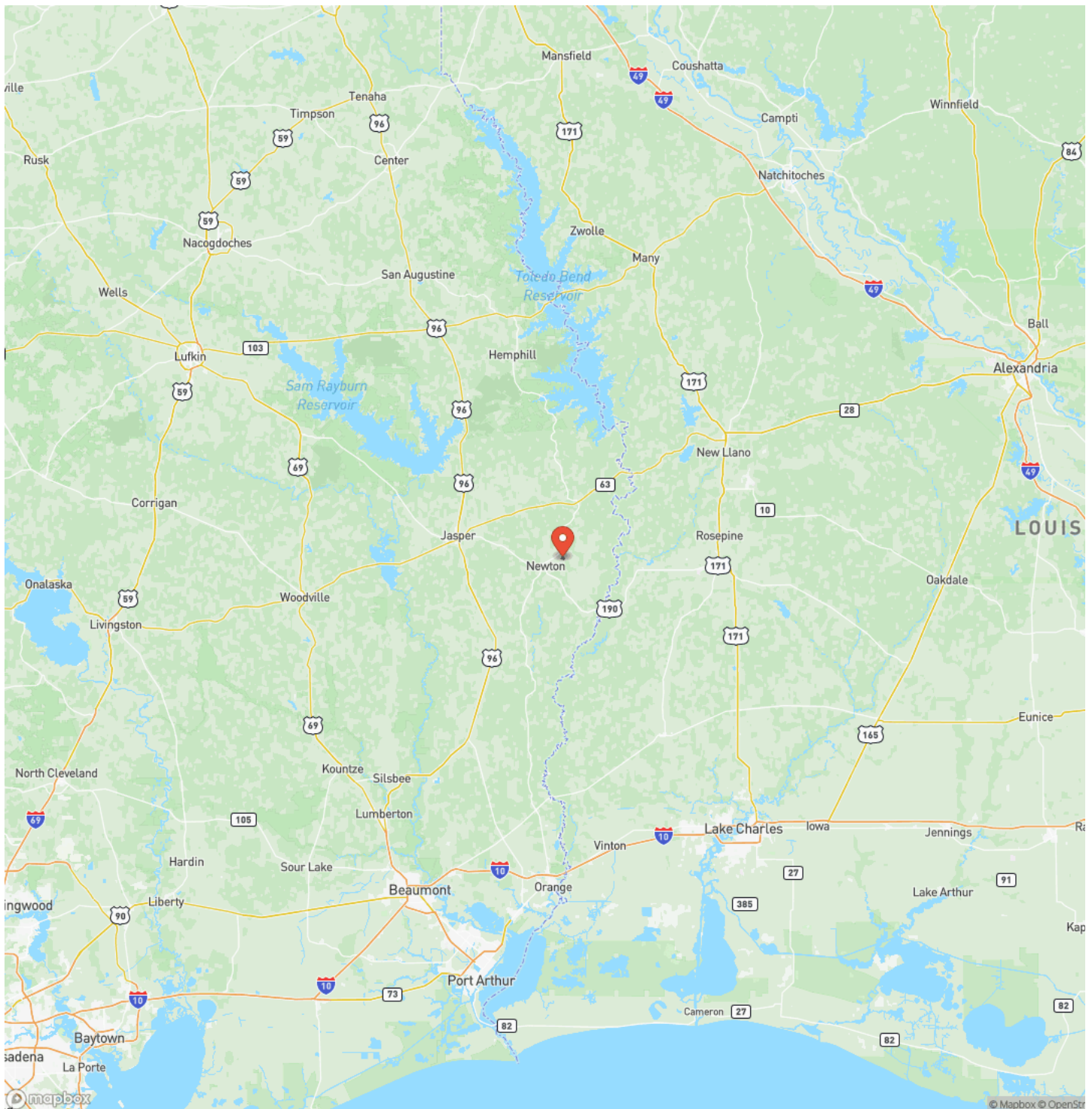


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Locator Map



Locator Map



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

NOTES



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DISCLAIMERS

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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, therefore, Buyer is hereby advised to consider purchasing a current survey on the Property. 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. Utility.



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HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
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