

**4.33 +/- Acres Country Farm Home**  
**Newton County**  
**6747 HWY 87 N**  
**Newton, TX 75966**

**\$99,600**  
**4.330 +/- acres**  
**Newton County**



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



## 4.33 +/- Acres Country Farm Home Newton County Newton, TX / Newton County

### **SUMMARY**

**Address**

6747 HWY 87 N

**City, State Zip**

Newton, TX 75966

**County**

Newton County

**Type**

Residential Property

**Latitude / Longitude**

30.9156 / -93.7210

**Dwelling Square Feet**

1727

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

4.330

**Price**

\$99,600

**Property Website**

<https://moreoftexas.com/detail/4-33-acres-country-farm-home-newton-county-newton-texas/12371/>



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### **PROPERTY DESCRIPTION**

Country brick home located of Hwy 87 N in Newton County. Recent improvements include a new roof and tile floors in the Living Room, Den, Kitchen and Dining area. Approximately 1727 +/- square foot home with 4 bedrooms and 2 baths on a large 4.33 +/- acre property. Room Measurements Living Rm - 12 x 16, Den 10 x 16, Dining Area 10 x 16, Kitchen 11 x 10, Master Bedroom 12 x 15, Bedroom #1 10 x 11, Bedroom #2 11 x 12, Bedroom #3 14 x 12 and the Utility Room 11 x 5. Nice fenced back yard with more acreage out back.

Easy access to the property. Community water. Septic. Newton ISD. We do have a recent survey that can be shared with the buyer. This home is also available on a .55 acre Lot. Listed in the Lufkin MLS

Directions to Property: From the intersection of HWY 87 and Hwy 190 travel north 6.65 miles and the property will be on your left. Look for the Mossy Oak Properties "Home For Sale" Sign.

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## Locator Maps



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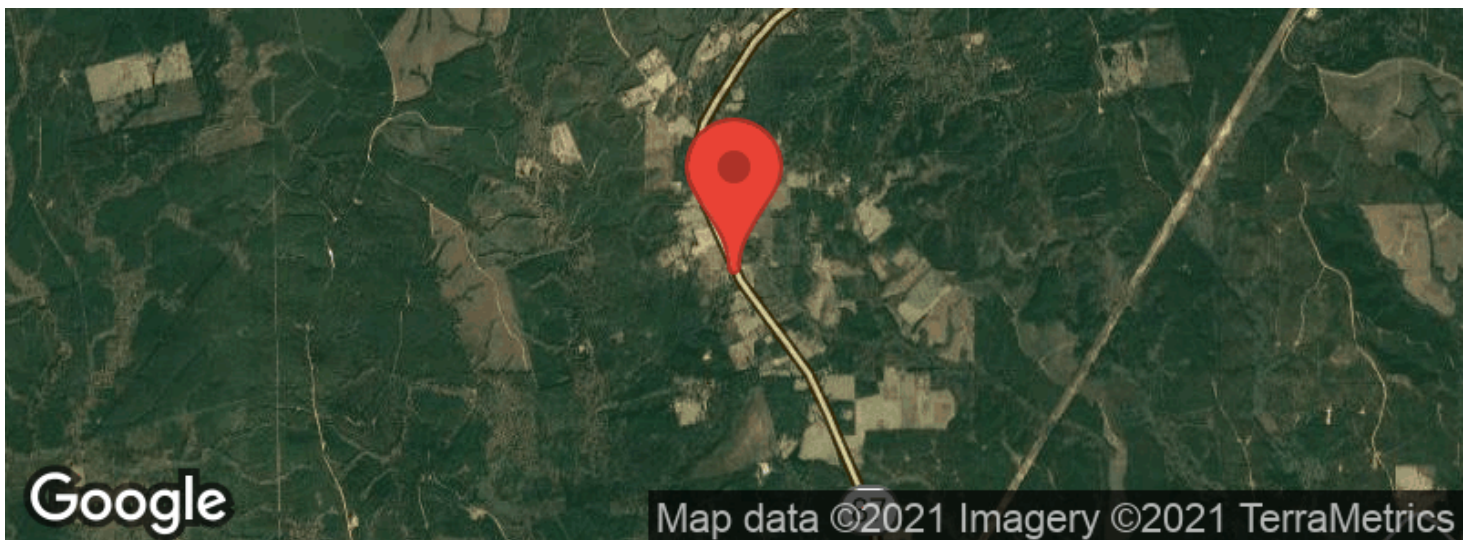
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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Stephen Schlein

**Mobile**

(936) 205-1831

**Email**

sschlein@mossyoakproperties.com

**Address**

800 S John Redditt Drive #1801

**City / State / Zip**

Lufkin, TX 75902

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**NOTES**

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

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