

31 Acres | FM 1012
FM 1012
Newton, TX 75966

\$156,792
31.51± Acres
Newton County



MORE INFO ONLINE:
www.homelandprop.com

31 Acres | FM 1012
Newton, TX / Newton County

SUMMARY

Address

FM 1012

City, State Zip

Newton, TX 75966

County

Newton County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.929593 / -93.82828

Taxes (Annually)

\$439

Acreage

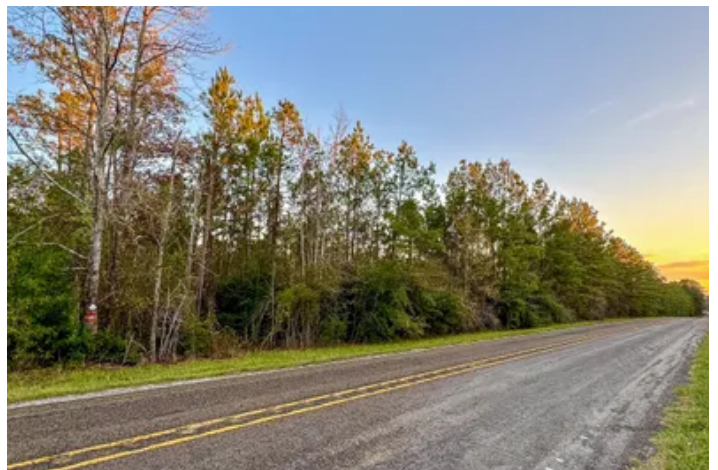
31.51

Price

\$156,792

Property Website

<https://homelandprop.com/property/31-acres-fm-1012/newton/texas/94467/>



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PROPERTY DESCRIPTION

Discover this peaceful and unrestricted 31-acre property in the quiet piney woods of East Texas, located just minutes outside Jasper along low traffic FM 1012. This beautiful tract features recently thinned timber, gently rolling terrain, sandy loam soils, and generous spaces that are well suited for a homesite, hunting camp, or future recreational retreat.

The property offers excellent privacy with a wooded buffer along the road and a broad interior that opens into established timber stands. Abundant wildlife, including free ranging deer, make this an appealing setting for hunting or relaxed weekends away. Existing timber exemption offers the opportunity for low taxes, and trails provide access and navigation throughout the land.

With direct FM road frontage, electrical service already onsite, and an abundance of buildable ground, the property provides flexibility for residential, recreational, or agricultural use. Its convenient location places you within a short drive of Jasper, Newton, the Sabine River, the surrounding national forest, and both Sam Rayburn and Toledo Bend Reservoirs.

Do not miss this opportunity to secure your rural escape. Schedule your appointment today!

Utilities: Electric available

Utility Provider: Jasper-Newton Electric Cooperative



MORE INFO ONLINE:

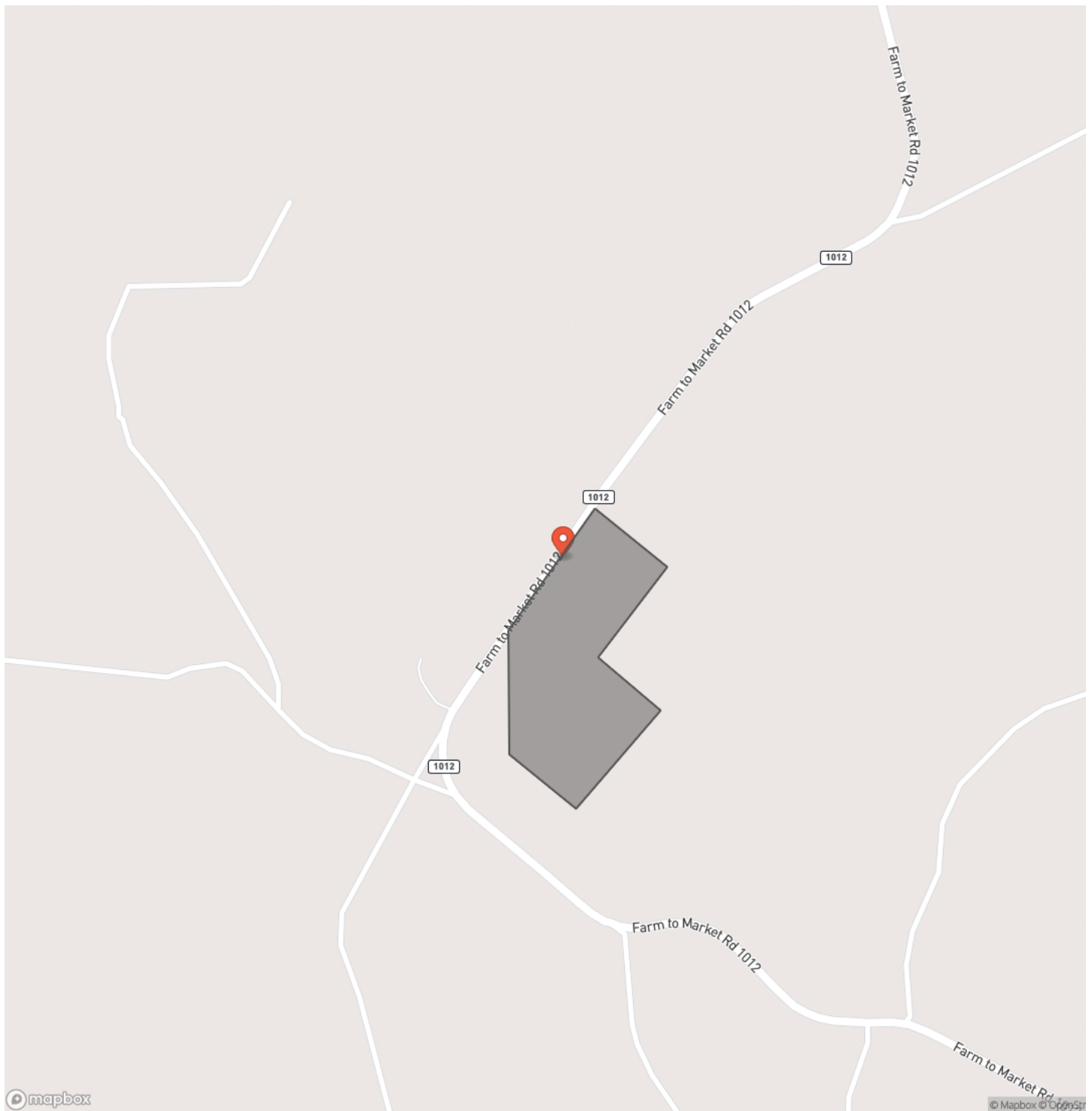
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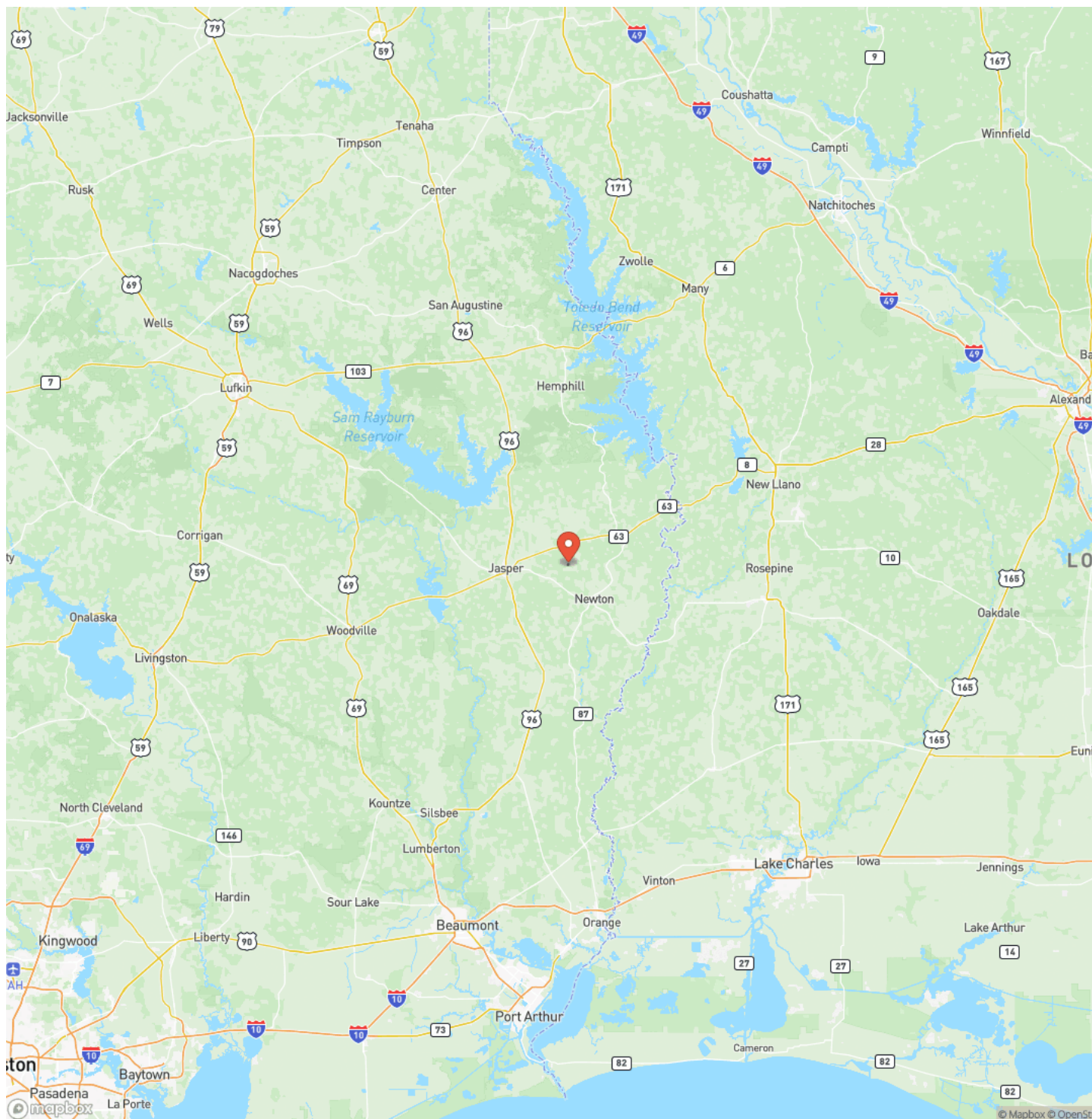


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Locator Map

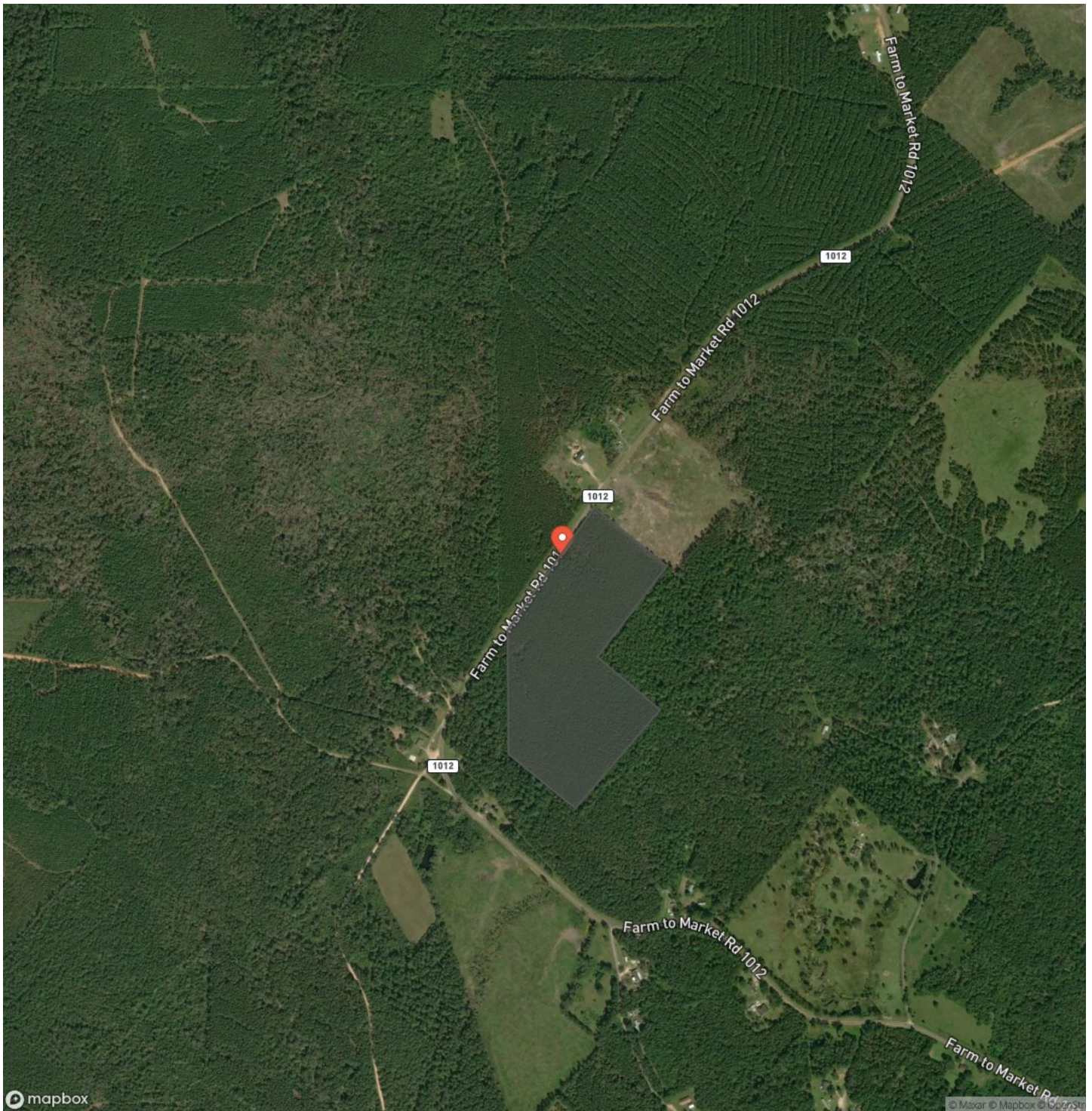


Locator Map



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Satellite Map



31 Acres | FM 1012
Newton, TX / Newton County

LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

Mobile

(936) 581-4049

Office

(936) 295-2500

Email

JCHearn@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.



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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. 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 Agriculture 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.



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