

18 Acres | T-2 | Off FM 1416
Access Easement off FM 1416
Trout Creek, TX 75933

\$72,000
18± Acres
Newton County



MORE INFO ONLINE:
www.homelandprop.com

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Trout Creek, TX / Newton County

SUMMARY

Address

Access Easement off FM 1416

City, State Zip

Trout Creek, TX 75933

County

Newton County

Type

Hunting Land, Recreational Land

Latitude / Longitude

30.611646 / -93.784563

Taxes (Annually)

\$609

Acreage

18

Price

\$72,000

Property Website

<https://homelandprop.com/property/18-acres-t-2-off-fm-1416/newton/texas/90835/>



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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. T-3 has dual frontage on FM 1416 and internal easement road. Tracts 1 and 2 front the internal easement road, close to FM 1416. 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



MORE INFO ONLINE:

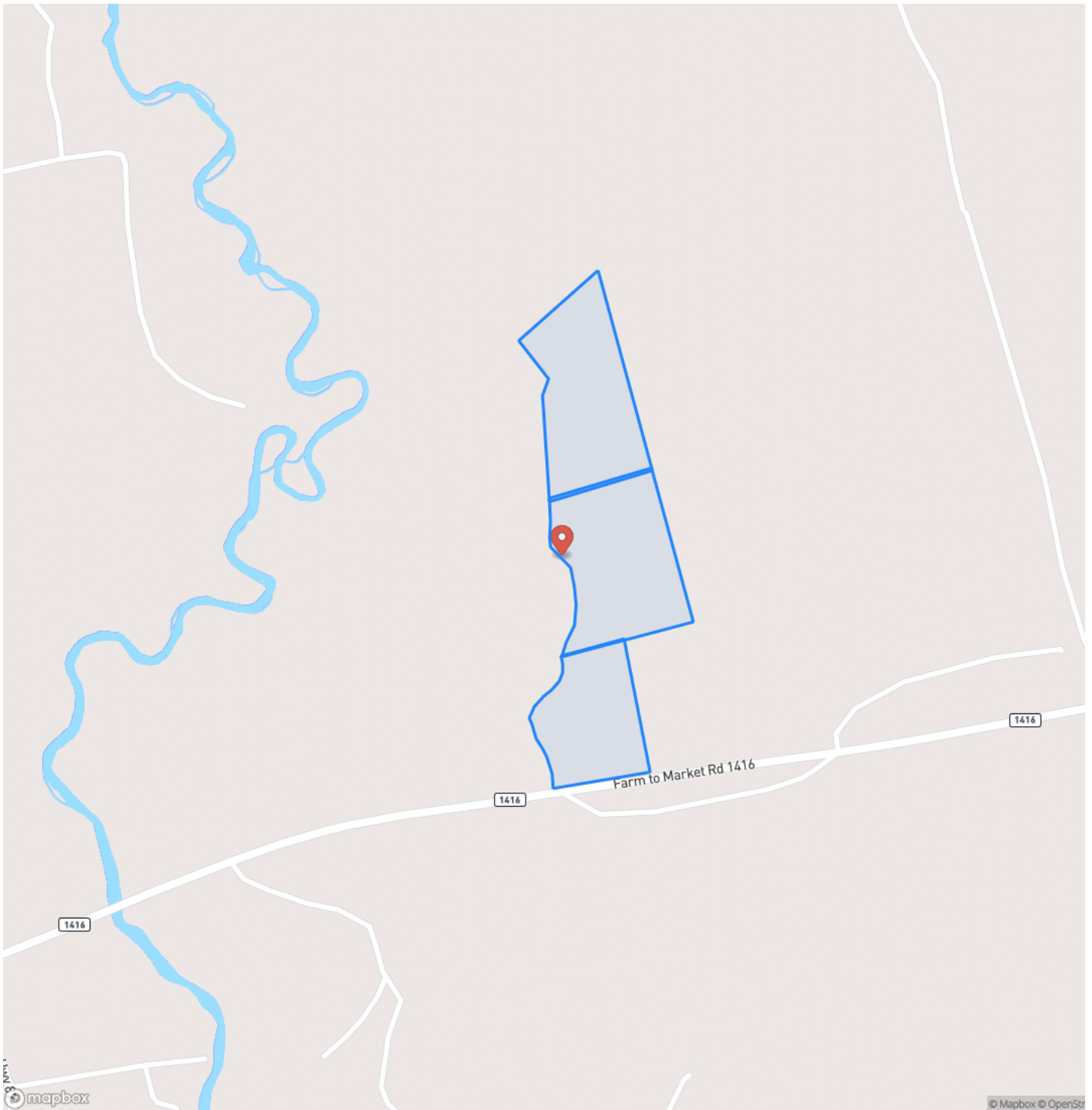
www.homelandprop.com

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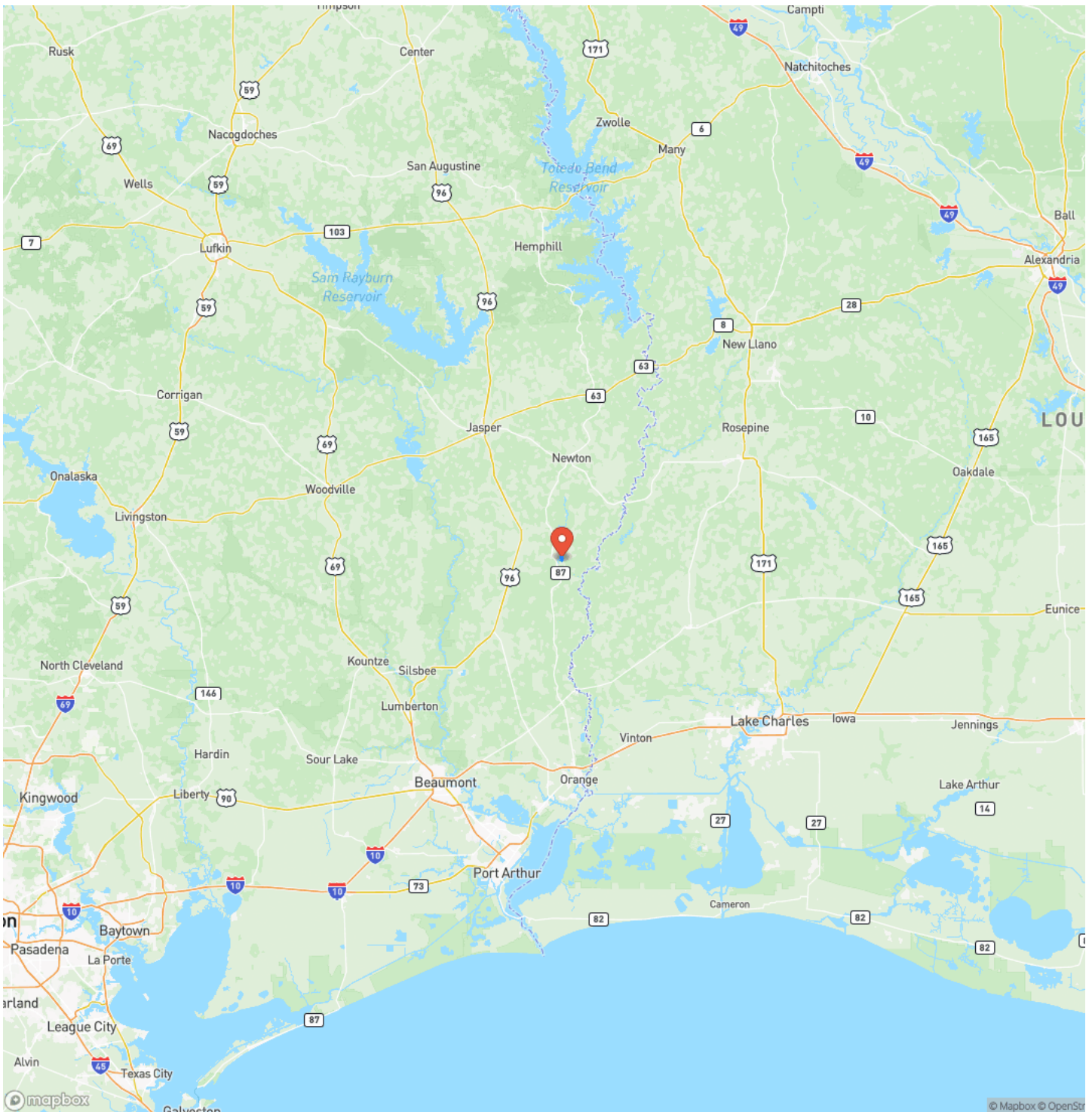


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Locator Map

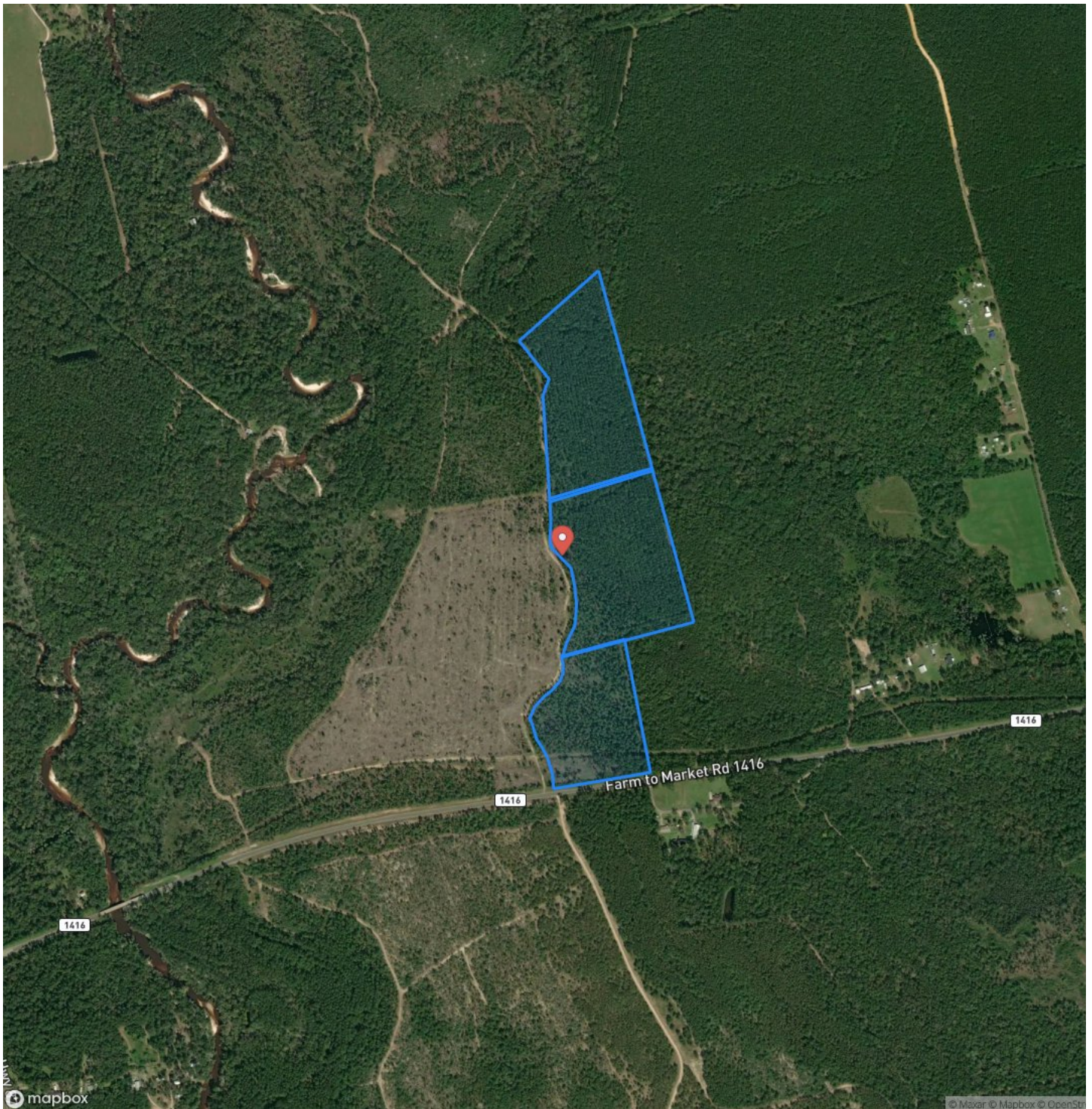


Locator Map



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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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www.homelandprop.com

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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.



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