

40 Acres | 216 Private Road 6046
216 Private Road 6046
Burkeville, TX 75932

\$349,500
40.09± Acres
Newton County



MORE INFO ONLINE:
<https://homelandprop.com/>

40 Acres | 216 Private Road 6046
Burkeville, TX / Newton County

SUMMARY

Address

216 Private Road 6046

City, State Zip

Burkeville, TX 75932

County

Newton County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

30.994648 / -93.650226

Taxes (Annually)

\$5,052

Dwelling Square Feet

1,957

Acreage

40.09

Price

\$349,500

Property Website

<https://homelandprop.com/property/40-acres-216-private-road-6046-newton-texas/114589/>



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PROPERTY DESCRIPTION

40+/- Acre Newton County Retreat with Water Features and Building Site Potential!

Discover a rare opportunity to own 40+/- scenic acres in beautiful Newton County, Texas. This peaceful East Texas property offers rolling natural beauty, wide open views, two ponds, and a picturesque creek accented by a soothing waterfall - creating an inviting setting for recreation, relaxation, or a future private retreat.

Previously used for camping and retreats, the land is well-suited for gatherings, outdoor activities, hunting, nature watching or a peaceful weekend getaway. The brick home, in need of some TLC & upgrades, allows you to enjoy the relaxing sounds of the waterfall from the large screened in patio. With multiple potential homesites throughout the acreage, there is room to build an additional residence, family compound, guest cabins, or a custom retreat that takes full advantage of the property's views and natural water features.

Whether you are looking for a private homestead, recreational property, investment opportunity, or a one-of-a-kind East Texas escape, this 40+/- acre Newton County retreat offers exceptional character, natural beauty and endless potential.

Property/Improvements are being sold in "As Is" condition.

Utilities: Electric available, Well on site

Utility Providers: Jasper Newton Electric Cooperative



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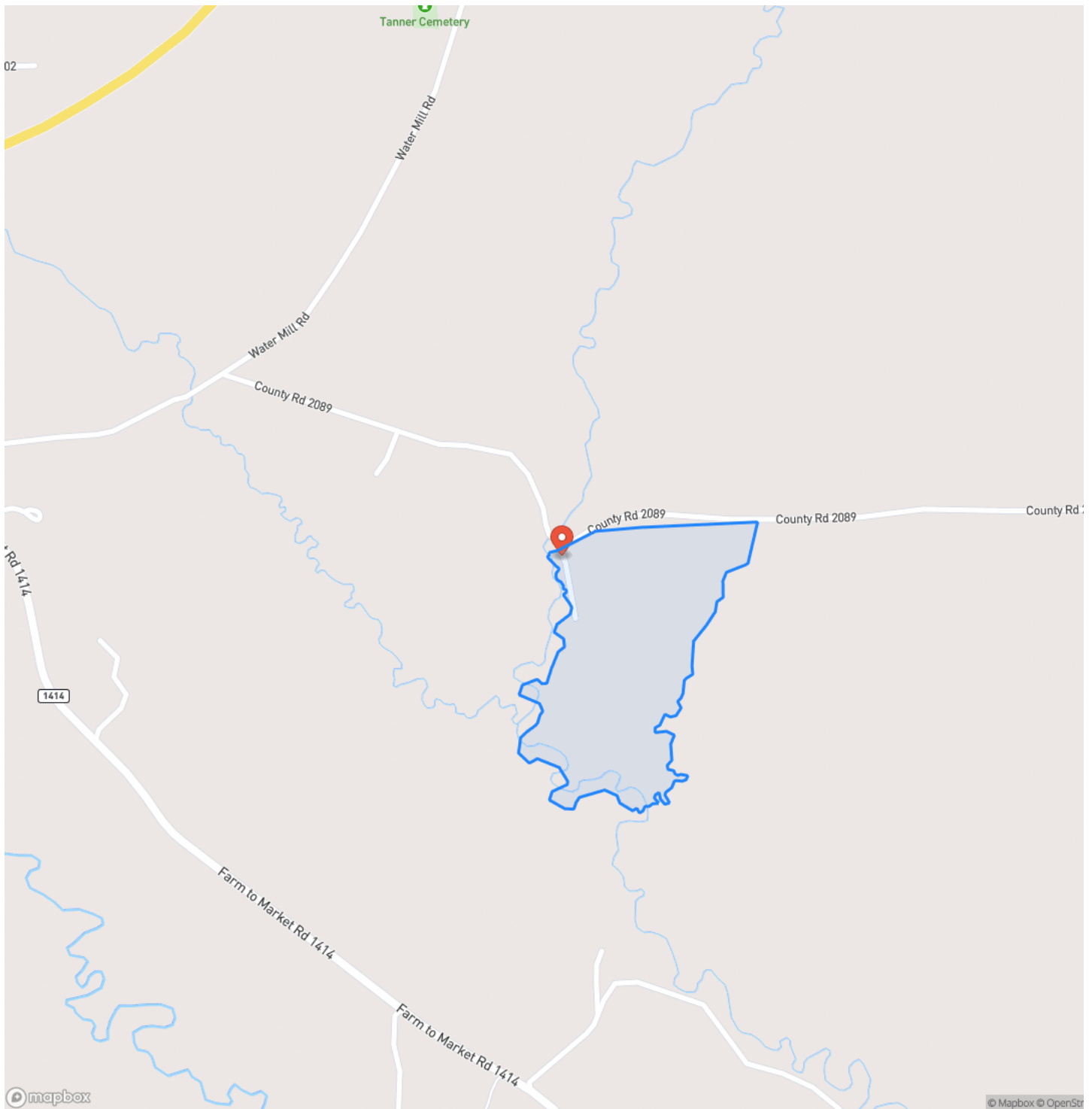
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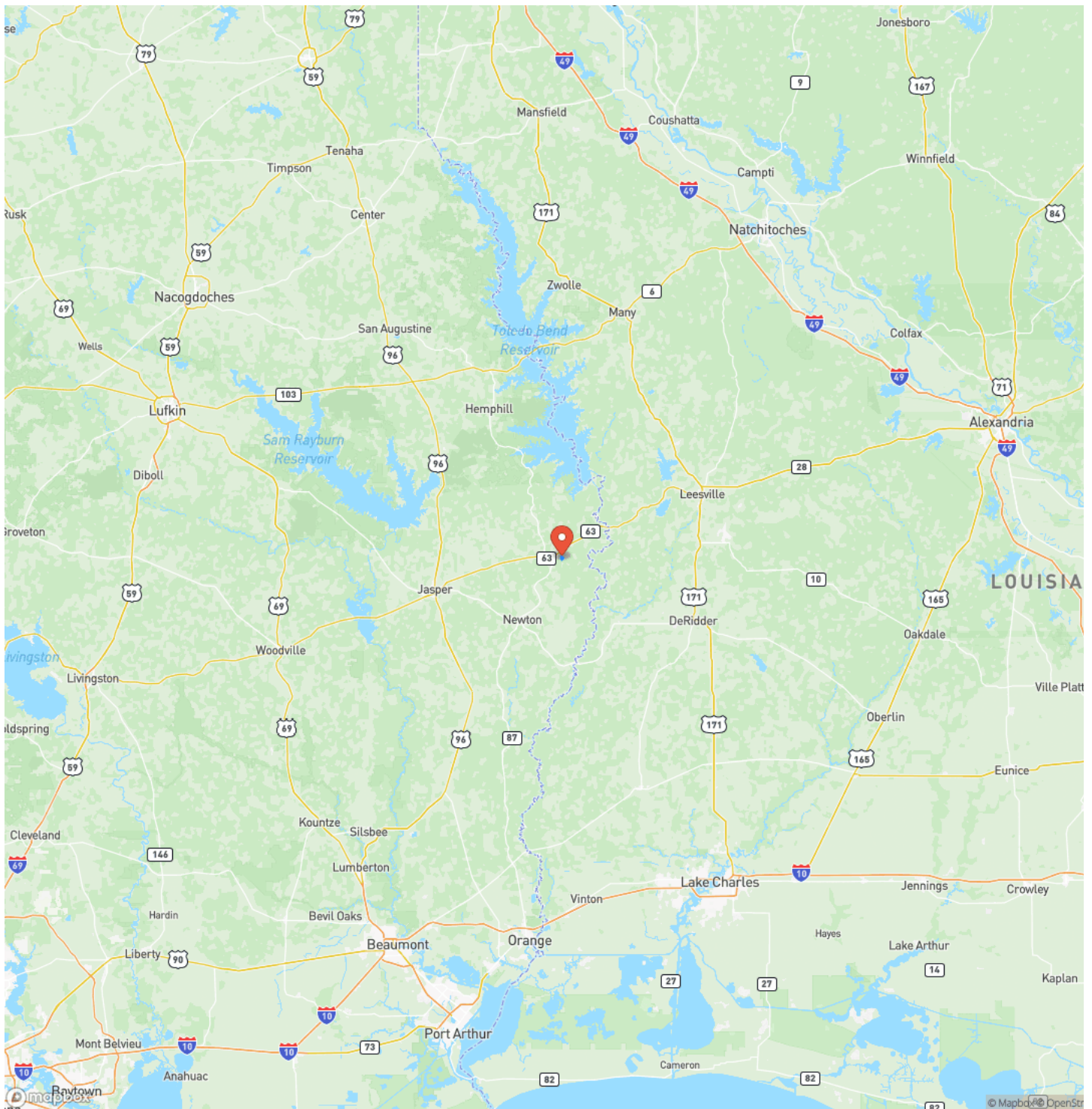
Locator Map



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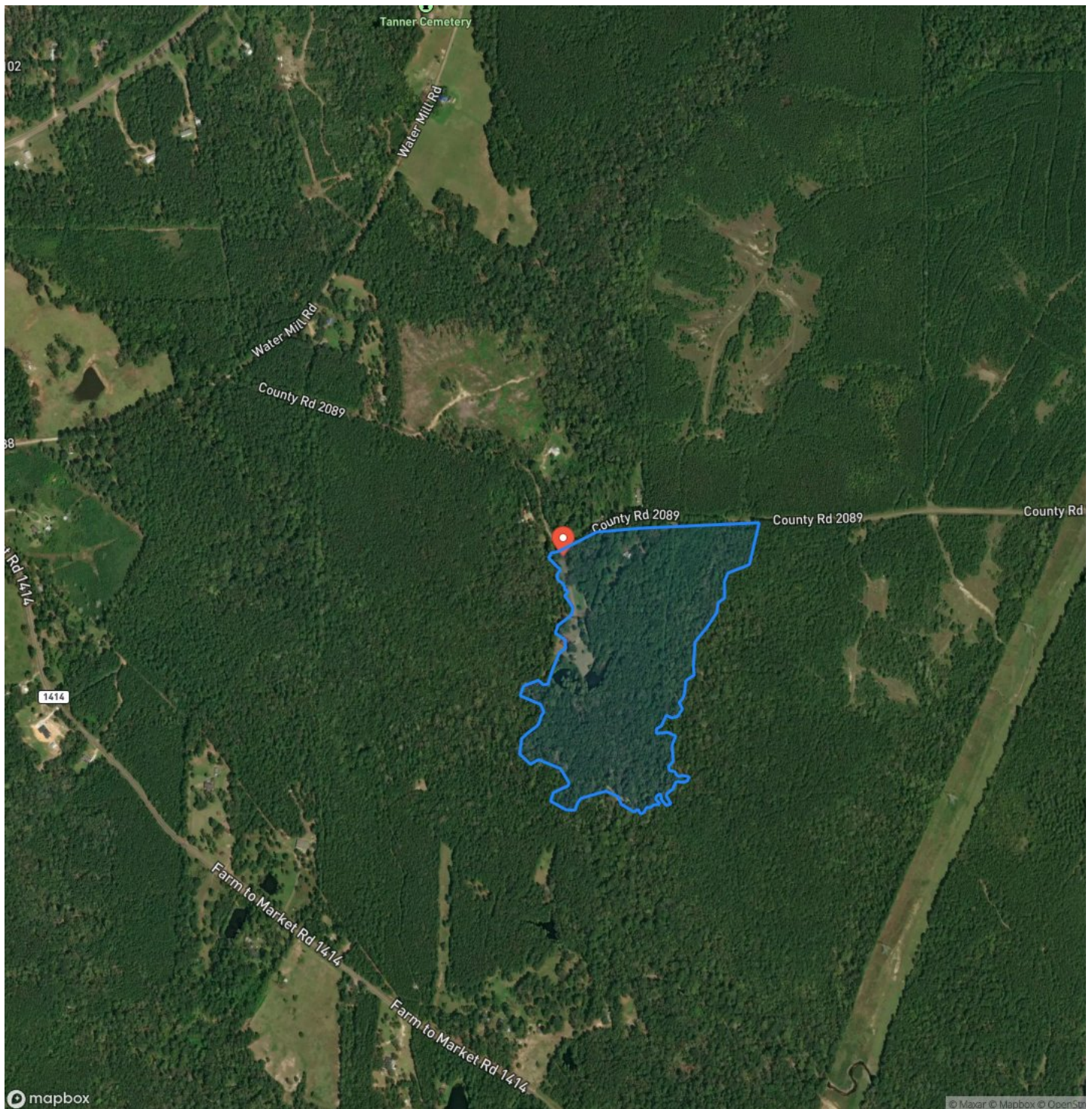
Locator Map



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Satellite Map



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**40 Acres | 216 Private Road 6046
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LISTING REPRESENTATIVE

For more information contact:



Representative

Phil Letbetter

Mobile

(936) 661-4729

Office

(936) 295-2500

Email

pletbetter@homelandprop.com

Address

1600 Normal Park

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.

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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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