



SOLD · SET PRICE

Farrsville Tract 1

± 15 Acres | Newton County | Texas | Near Jasper

Farrsville Privacy Tract | ±15 Acres | Newton County, TX

PRICE	PRICE / ACRE	ACREAGE
\$101,250	\$6,750	± 15

PROPERTY OVERVIEW

Farrsville Privacy Tract 1 | ±15 Acres | Newton County, TX A Secluded Investment; Homesite Opportunity Near Two Major Lakes Privacy; • Location: End-of-Road Seclusion: Situated at the quiet terminus of CR 1049, offering maximum privacy with no through-traffic. • Convenient Rural Hub: Located in northwest Newton County, just 13 miles east of Jasper and 16 miles north of Newton. • Dual Lake Proximity: Centrally positioned between East Texas' premier water bodies—22 miles to Toledo Bend and 26 miles to Lake Sam Rayburn. Land & Investment Quality • Improved Timber Asset: The entire tract has been recently planted with genetically improved loblolly pines, engineered for superior growth and future financial return. • Prime Build-Ready Terrain: Features gently sloping upland with excellent drainage, providing an ideal foundation for a private residence or cabin. • Highly Productive Soils: Soil quality is optimized for both high-yield timber production and potential residential gardening or pasture.

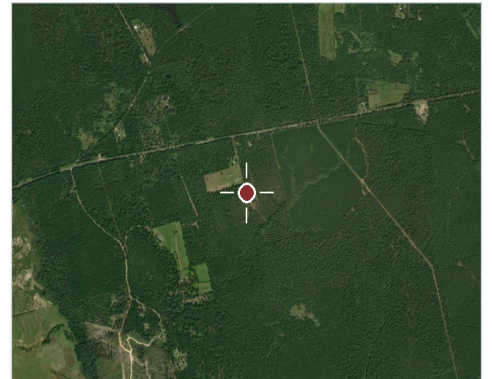
PROPERTY DETAILS

ACCESS	COUNTY TAX PARCEL IDS
Dirt Road	23551

DOCUMENTS INCLUDED

Tract Locator · Tract map · Soils Map

LOCATION



Newton County, Texas



Keith Sorrells

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Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



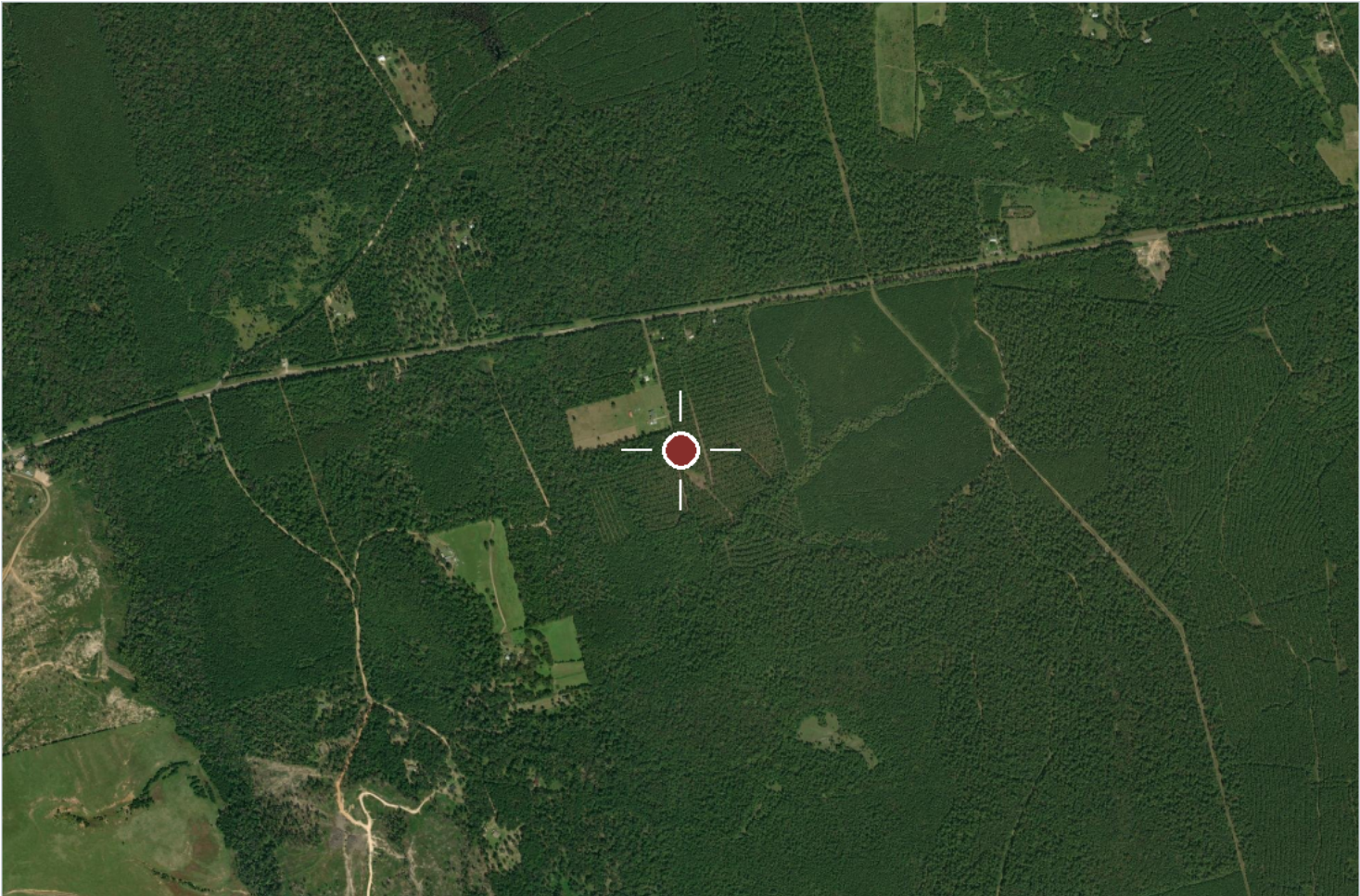
Property Photos

Farrsville Tract 1 · Newton County · Texas · Near Jasper



Location & Access

Farrsville Tract 1 · Newton County · Texas · Near Jasper



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Newton County, Texas

NEAREST CITY
Jasper

APPROXIMATE CENTRE
30.98162, -93.79209

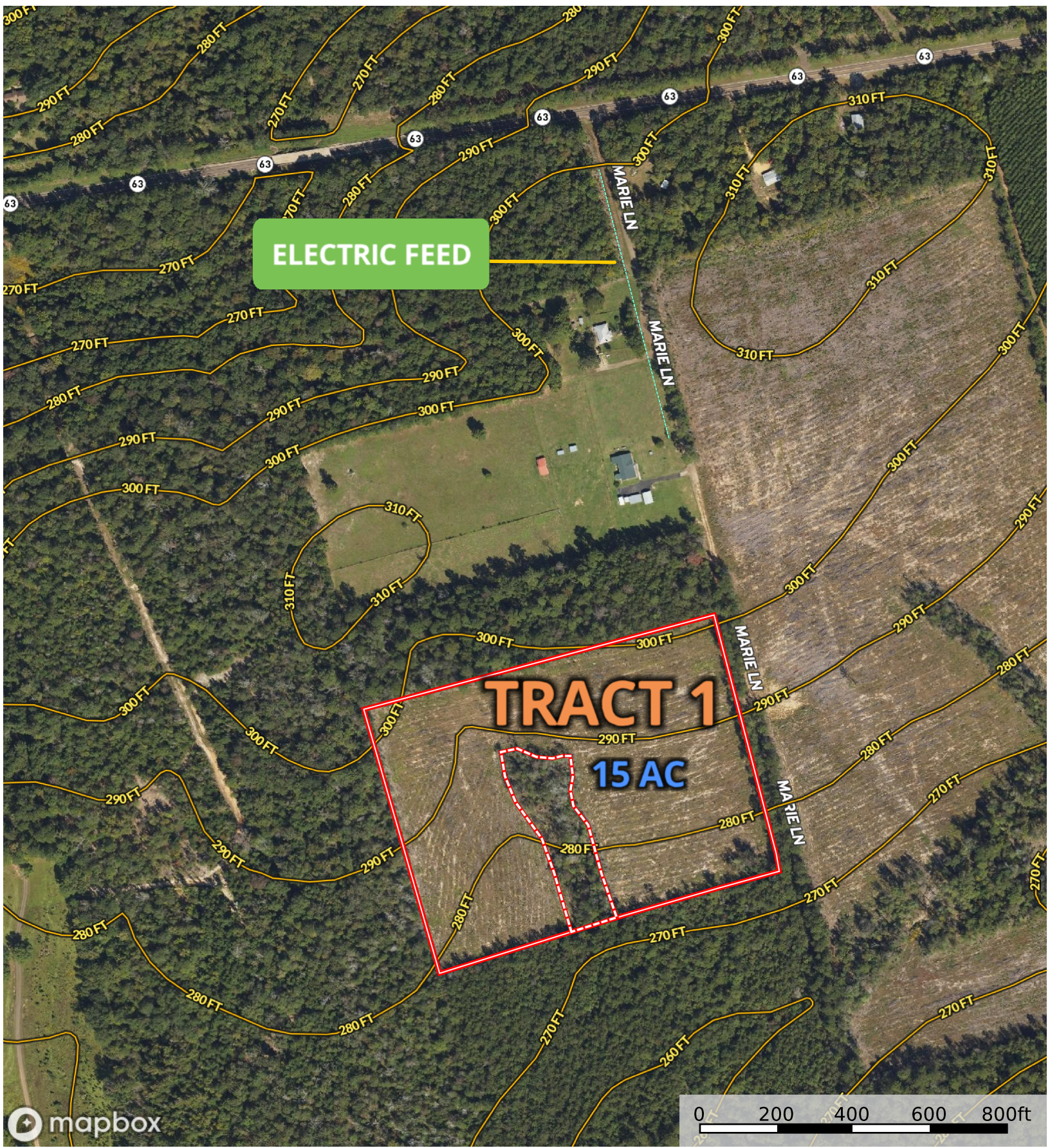
COUNTY TAX PARCEL IDS
23551

INTERACTIVE MAP



<https://id.land/maps/d00d7becf1592fe70a7c2262b7639579/share>

Farrsville T1
Newton County, Texas, 15 AC +/-



→ Direction Transmission Line 1 ▭ Boundary ▭ Boundary



Soil Area

Symbol	Name	Acres	Percent
WgC	Wiergate clay, 1 to 8 percent slopes	9.2	61.4%
DUB	Doucette-Boykin association, undulating	5.8	38.6%

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
WgC	5	Erosion hazard moderate	None	Somewhat poorly drained	0	7.2
DUB	5	Erosion hazard moderate	None	Well drained	0	5.6

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
WgC	F133BY002TX	Seasonally Wet Upland
DUB	F133BY007TX	Southern Sandy Loam Upland

Productivity

Symbol	Maximum Site Index	Site Index Species	Range Productivity (lb/ac/yr)	Forest Productivity (cuft/ac/yr)
WgC	89	loblollypine		128.8
DUB	90	loblollypine		129

Version

Symbol	Soil Survey Area	Tabular	Spatial
WgC	v23, Sep 05, 2025	v23, Sep 05, 2025	v7, Sep 05, 2025
DUB	v23, Sep 05, 2025	v23, Sep 05, 2025	v7, Sep 05, 2025

Source of Soil Information: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>.