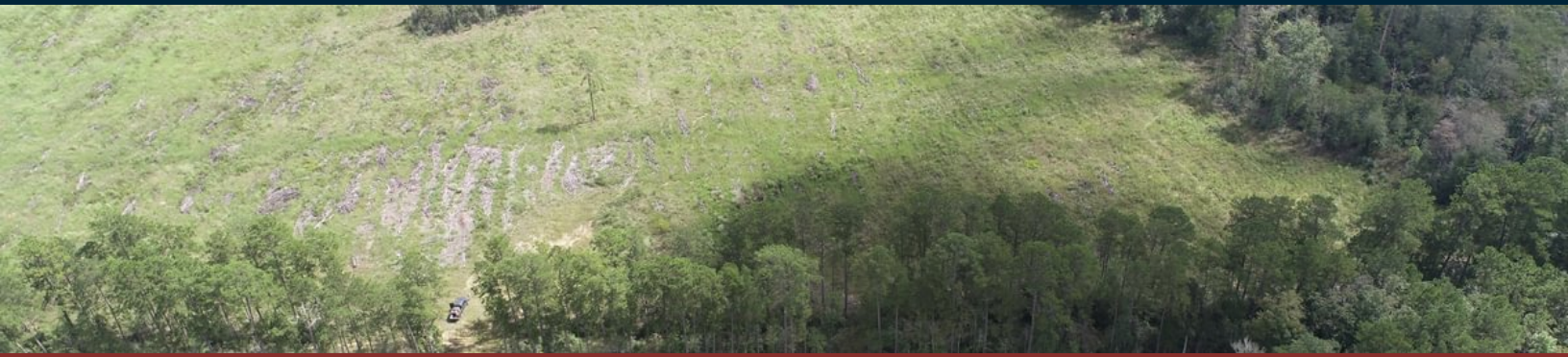




ACTIVE · SET PRICE

Farrsville Tract 3

± 24 Acres | Newton County | Texas | Near Jasper

Farrsville Tract 3 : ±24 Acres | Newton County, TX

PRICE	PRICE / ACRE	ACREAGE
\$146,400	\$6,100	± 24

PROPERTY OVERVIEW

Farrsville Tract 3 : ±24 Acres | Newton County, TX A Turn-Key Timber Investment & Recreational Hub Near Two Legendary Lakes Potential Timber Investment: The majority of the tract has been recently planted with improved loblolly pines. The tract includes ±6 acres of mature natural mixed pine hardwood forest. Convenient Location: The tract is conveniently located in northwest Newton County, only 13 miles east of Jasper Texas and 16 miles north of Newton Texas. Recreational Opportunities: The tract is centrally located 22 miles from Toledo Bend or 26 miles from Lake Sam Rayburn. Favorable Terrain: The terrain is best described as gently sloping uplands

PROPERTY DETAILS

ACCESS

Dirt Road

VIEWS

Timber

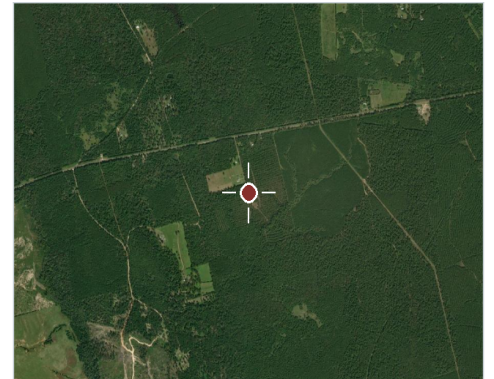
COUNTY TAX PARCEL IDS

23551

DOCUMENTS INCLUDED

Tract Locator · Tract Map · Soil Map

LOCATION



Newton County, Texas



Keith Sorrells

Real Estate Salesperson LA, TX

C: 409.594.5070

keith.sorrells@afmforest.com

Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



Property Photos

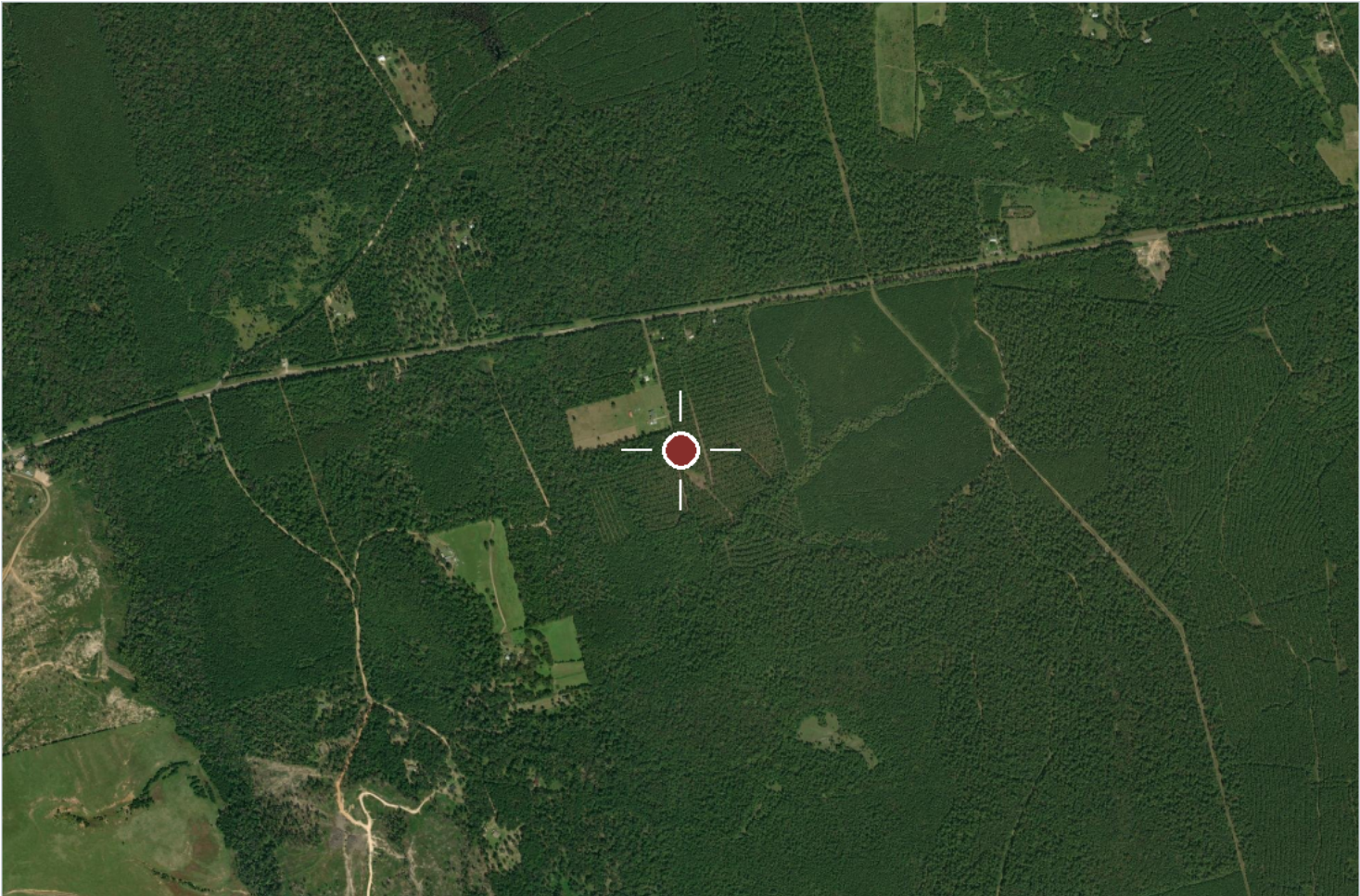
Farrsville Tract 3 · Newton County · Texas · Near Jasper



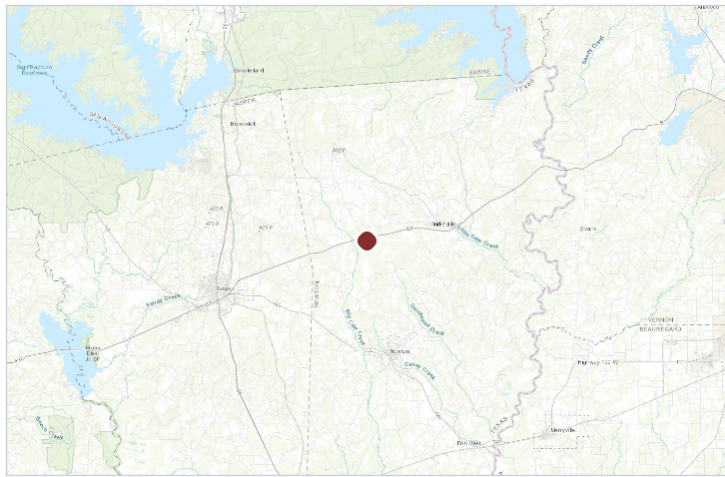
Painted
Cooridor
Seperating T1
T2 and T3

Location & Access

Farrsville Tract 3 · Newton County · Texas · Near Jasper



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



Regional locator

COUNTY & STATE
Newton County, Texas

NEAREST CITY
Jasper

APPROXIMATE CENTRE
30.98162, -93.79209

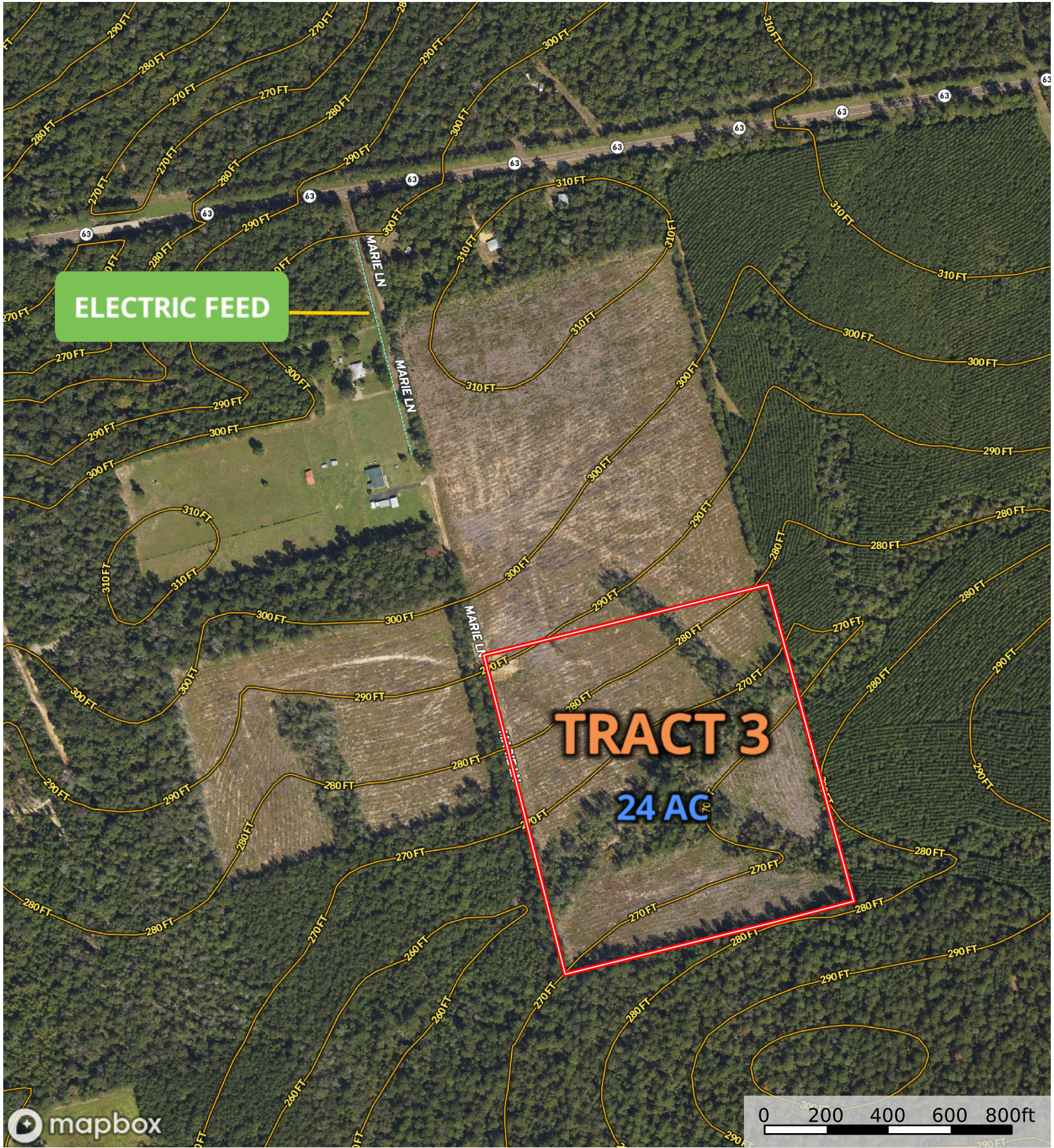
COUNTY TAX PARCEL IDS
23551

INTERACTIVE MAP



<https://id.land/maps/f1611b42c00e817cbcd0fed86a3bff/share>

Farrsville T3
Newton County, Texas, 24 AC +/-



➔ Direction
..... Transmission Line 1
□ Boundary



0 140 280 560 Feet



Soils Source: 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>

Soil Area

Symbol	Name	Acres	Percent
WgC	Wiergate clay, 1 to 8 percent slopes	23.4	100.0%

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

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
WgC	F133BY002TX	Seasonally Wet Upland

Productivity

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

Version

Symbol	Soil Survey Area	Tabular	Spatial
WgC	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>.