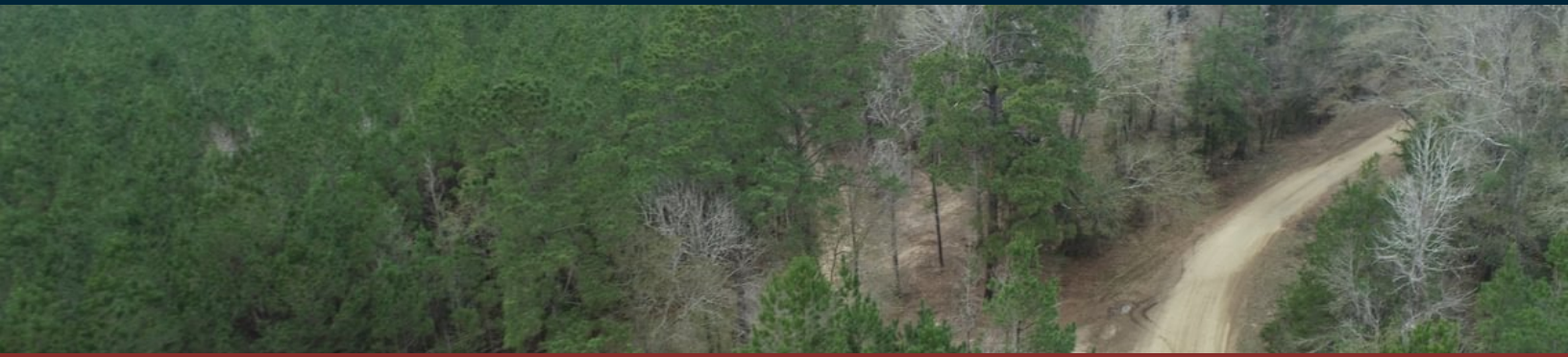




ACTIVE · SET PRICE

Trout Creek 147

± 148 Acres | Newton County | Texas | Near Kirbyville

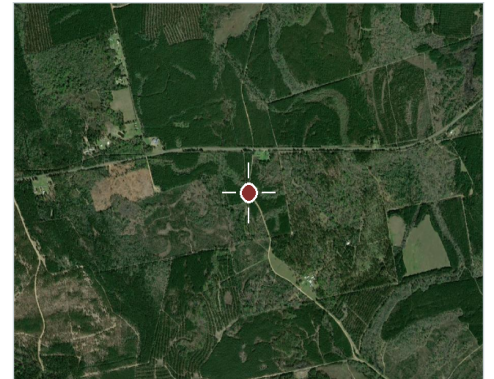
Trout Creek 147

PRICE	PRICE / ACRE	ACREAGE
\$406,533	\$2,750	± 148

PROPERTY OVERVIEW

Trout Creek - ±147 Acres - located behind the "pine curtain", 10 miles southeast of Kirbyville in central Newton County. This well situated tract is located in an isolation region, near the western edge of the Deep South. Pioneering families founded this farming settlement in the piney woods of East Texas in the 1830's. Historic highway maps showed a church, cemetery, numerous farms, and some businesses. Part of the "Trout Creek area falls region", the tract is only 5 miles from the 1,722 acre, E.O. Siecke State Forest. Of the 38 East Texas counties, Newton County is the second least populated county. The terrain on this tract is best described as, moderate to well drained sandy terrace. The forest on this tract is highly diverse and has a good mix of natural stands - natural hardwood-pine, natural pine-hardwood, natural pine regeneration, and natural tupelo gum located in a few seasonal wetland ponds. Rounding things out, there are a few acres planted pines. This tract is on highly productive soil (see the included MMP soil map).

LOCATION



Newton County, Texas

PROPERTY DETAILS

ACCESS	UTILITIES
Dirt Road	Electric
VIEWS	COUNTY TAX PARCEL IDS
Timber	19733 19730

DOCUMENTS INCLUDED

Tract locator · Tract map · Soils Map



Keith Sorrells

Real Estate Salesperson LA, TX
C: 409.594.5070
keith.sorrells@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



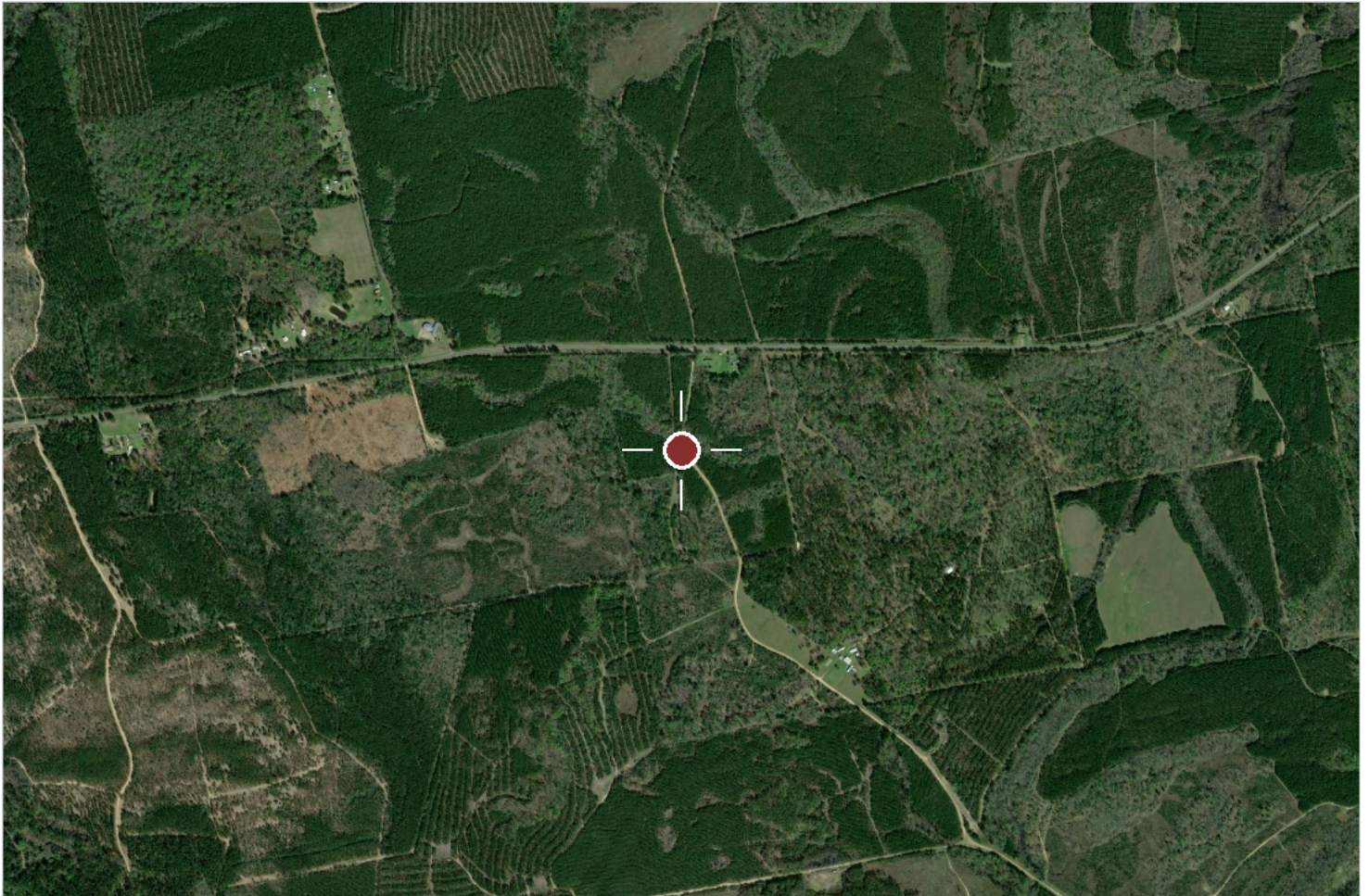
Property Photos

Trout Creek 147 · Newton County · Texas · Near Kirbyville

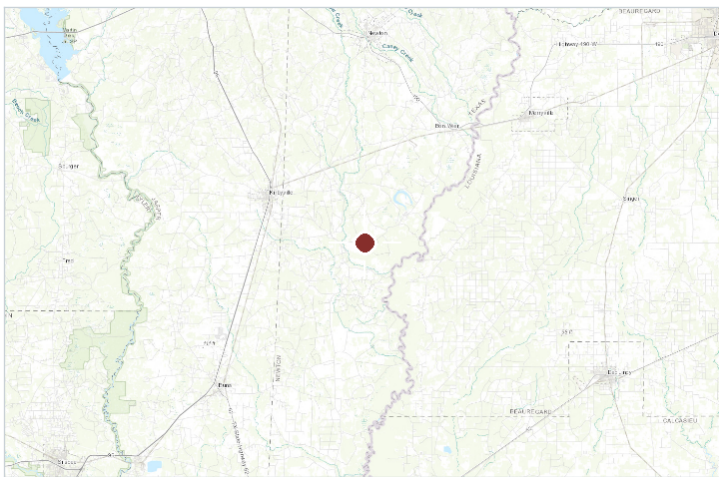


Location & Access

Trout Creek 147 · Newton County · Texas · Near Kirbyville



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
Kirbyville

APPROXIMATE CENTRE
30.60663, -93.7645

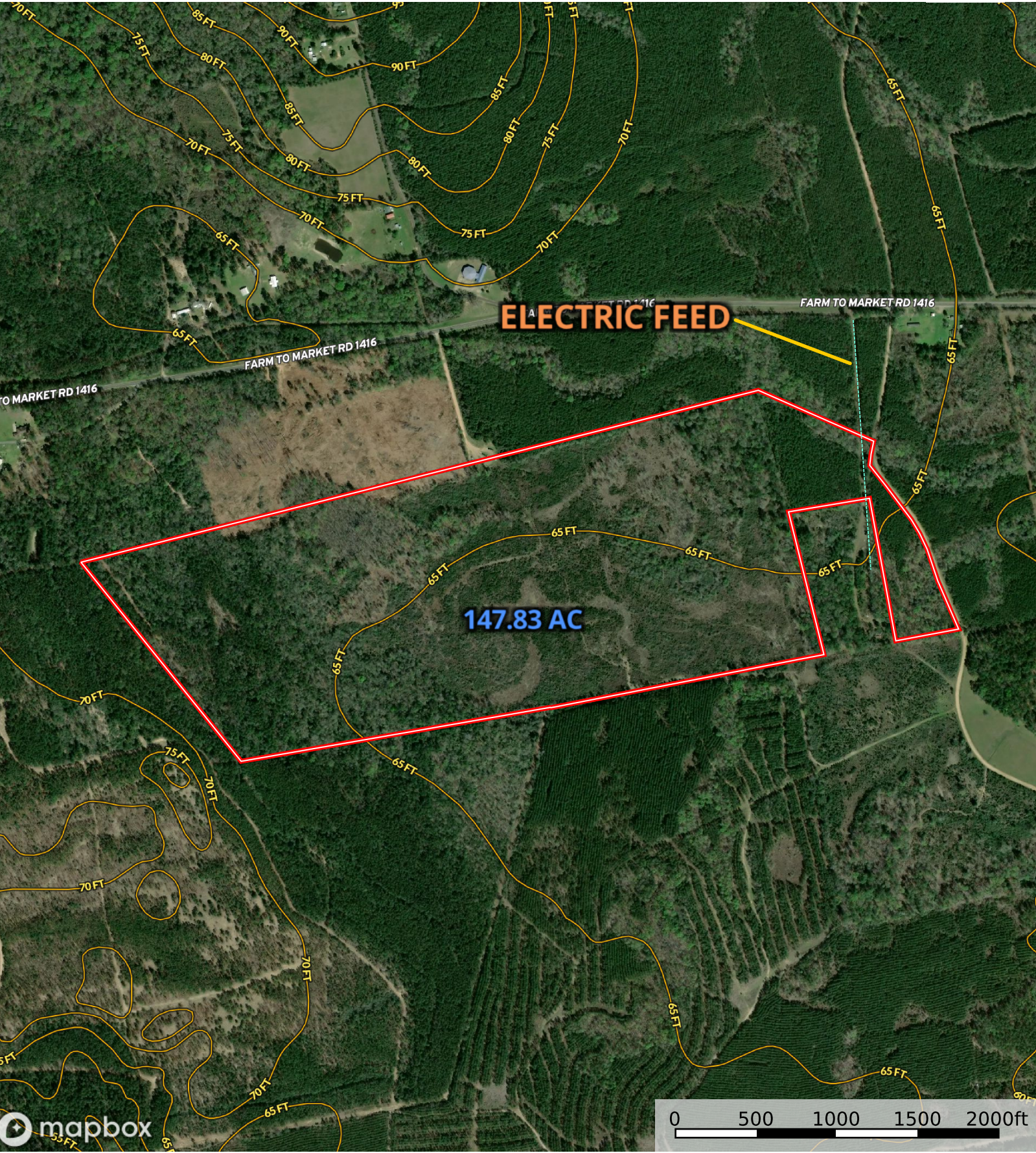
COUNTY TAX PARCEL IDS
19733 19730

INTERACTIVE MAP

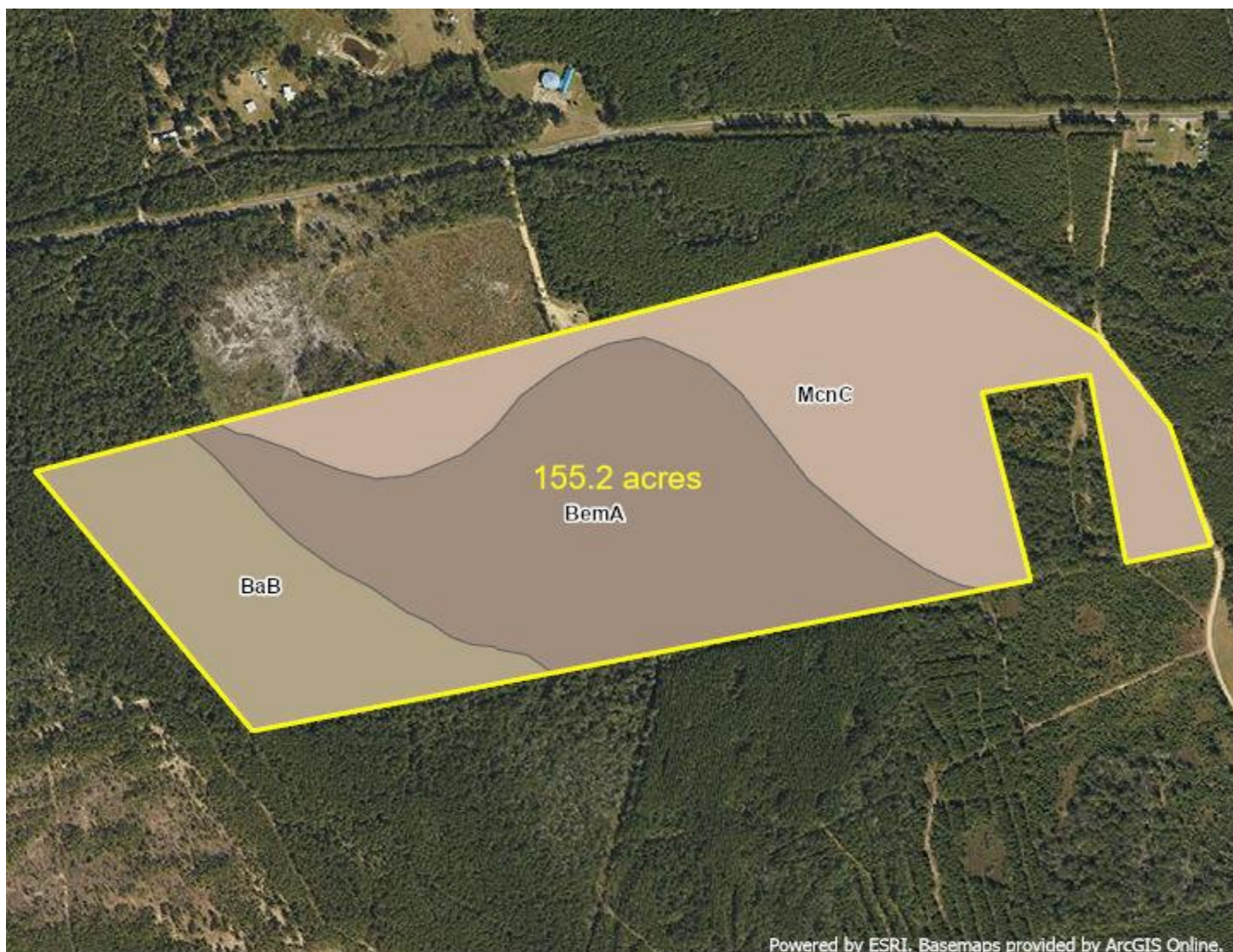


<https://id.land/maps/3cd3615353877f4bcf60486d314ca282/share>

Trout Creek
Newton County, Texas, 147.83 AC +/-



➔ Direction Transmission Line 1 📐 Trout Creek



0 450 900 1,800 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
BemA	Belrose-Caneyhead frequently ponded complex, 0 to 1 percent slopes	63.9	41.2%
McnC	McNeely sand, 1 to 5 percent slopes	60.3	38.9%
BaB	Bernaldo-Besner complex, 0 to 3 percent slopes	31.0	20.0%

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
BemA	0.3	Erosion hazard slight	None	Moderately well drained	40	4.6
McnC	1.9	Erosion hazard slight	None	Excessively drained	1	4.5
BaB	2.1	Erosion hazard slight	None	Well drained	5	5.8

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
BemA	F152BY010TX	Terrace
McnC	F152BY009TX	Sandy Terrace
BaB	F133BY013TX	Terrace

Productivity

Symbol	Maximum Site Index	Site Index Species	Range Productivity (lb/ac/yr)	Forest Productivity (cuft/ac/yr)
BemA	99	loblollypine		136.4
McnC	80	slash pine		142.7
BaB	94	loblollypine		143

Version

Symbol	Soil Survey Area	Tabular	Spatial
BemA	v23, Sep 05, 2025	v23, Sep 05, 2025	v7, Sep 05, 2025
McnC	v23, Sep 05, 2025	v23, Sep 05, 2025	v7, Sep 05, 2025
BaB	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>.