

TBD CR 2001 New Boston, TX 75570
TBD County Road 2001
New Boston, TX 75570

\$175,000
22.800± Acres
Bowie County



TBD CR 2001 New Boston, TX 75570
New Boston, TX / Bowie County

SUMMARY

Address

TBD County Road 2001

City, State Zip

New Boston, TX 75570

County

Bowie County

Type

Farms, Recreational Land

Latitude / Longitude

33.479796 / -94.405704

Taxes (Annually)

92

Acreage

22.800

Price

\$175,000

Property Website

<https://www.glasslandandhome.com/property/tbd-cr-2001-new-boston-tx-75570-bowie-texas/52033/>

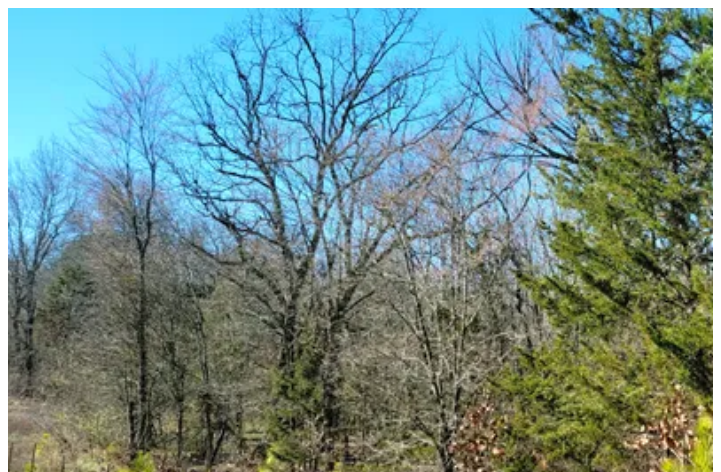


MORE INFO ONLINE:

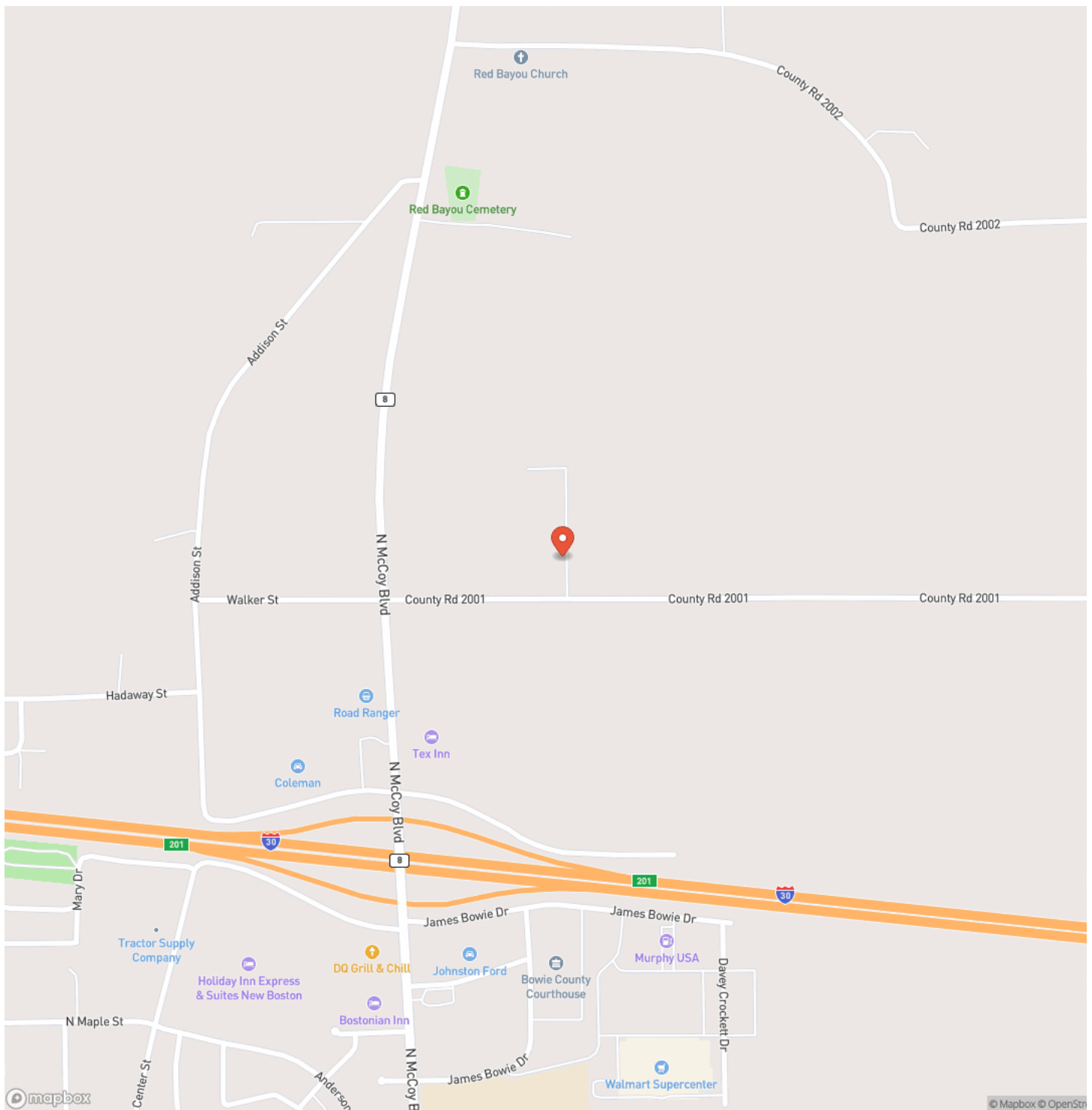
<https://www.glasslandandhome.com/>

PROPERTY DESCRIPTION

This property provides the perfect opportunity for those looking to establish a homestead or a recreational retreat. Over 22 acres offer a balance of wooded areas, providing privacy and a natural habitat for wildlife, and a cleared section that is ideal for a hay meadow or pastures for livestock. Its proximity to New Boston ensures convenient access to local amenities while still offering the peace and tranquility of rural living. The presence of an all-weather access road is a significant advantage, ensuring year-round accessibility, which is crucial for any property intended for regular use or habitation. Additionally, having utilities available on the road can significantly reduce the initial development costs, making it an attractive option for those looking to build their dream home in a serene setting. This property is well-suited for a variety of uses, from agricultural pursuits to a private hunting ground, or simply as a spacious and scenic homesite.

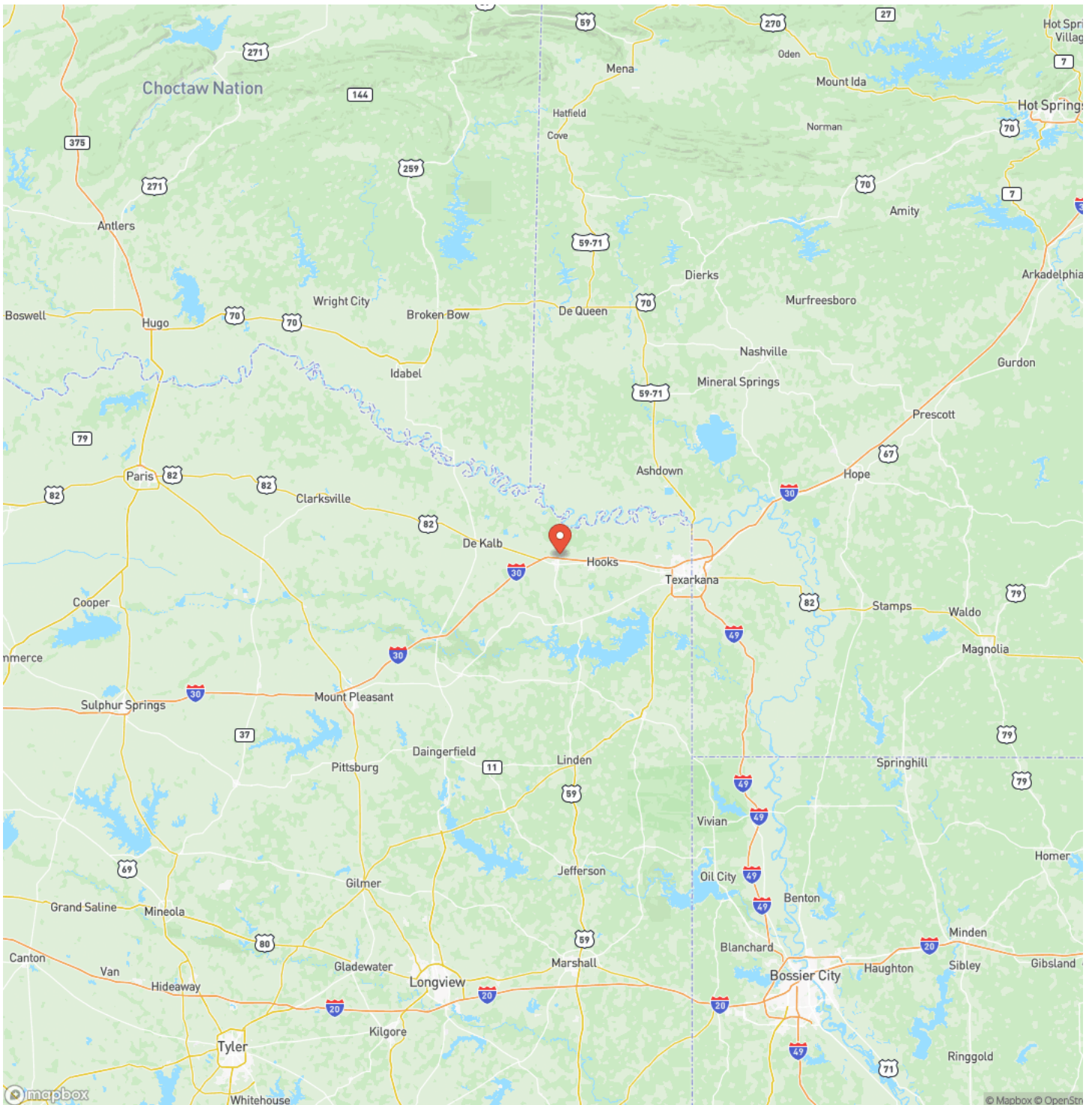


Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

TBD CR 2001 New Boston, TX 75570
New Boston, TX / Bowie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ashley Phelps-Kelsoe

Mobile

(903) 219-2009

Email

ashley@glasslandandhome.com

Address

City / State / Zip

Paris, TX 75460

NOTES

[illegible]

8

MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

[illegible]

<https://www.glasslandandhome.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Glass Land & Home
2407 Lamar Ave. Ste. A
Paris, TX 75460
(903) 785-8457
<https://www.glasslandandhome.com/>
