

Hopkins County 95 Acres
TBD County Road 4747
Sulphur Springs, TX 75482

\$950,000
95± Acres
Hopkins County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Hopkins County 95 Acres Sulphur Springs, TX / Hopkins County

SUMMARY

Address

TBD County Road 4747

City, State Zip

Sulphur Springs, TX 75482

County

Hopkins County

Type

Hunting Land, Ranches, Recreational Land, Farms

Latitude / Longitude

33.2471707 / -95.7506294

Acreage

95

Price

\$950,000

Property Website

<https://moreoftexas.com/detail/hopkins-county-95-acres-hopkins-texas/32867/>



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PROPERTY DESCRIPTION

Exceptional 95 acre property only 2 miles from Lake Cooper and an hour and 15 minutes from Dallas. This ranch has been used to graze cattle and would make an exceptional addition to a cow calf operation or would be a beautiful homesite with great views. There are 4 ponds totaling over 3.5 acres of surface water which are stocked with bass and provide great fishing. The newly built 100x110 foot barn is spacious enough to store hay and equipment and could easily be converted into a barndominium. The barn sits on top of a hill overlooking Hopkins county and the many ponds on the property. There are numerous mature pecan trees that give the ranch a lot of character. It is crossed fenced into 2 pastures which allows you to rotate your livestock and manage the costal Bermuda on the property.

LOCATION:

- Hopkins County
- 15 miles to Sulphur Springs TX
- 77 miles to Dallas TX

WATER:

- Over 3.5 acres of surface water
- 4 total pond the largest being just over 2 acres
- Just 2 miles from Lake Cooper

CLIMATE:

- 45 inches of rain per year
- 228 sunny days per year

UTILITIES:

- Co-op water and electricity run to the barn.

WILDLIFE:

- Great bass fishing in all of the ponds
- Deer, hogs, dove and other small game on the property as well

MINERALS:

- No minerals to convey

VEGETATION:

- Well managed Costal Bermuda grass



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- Mature pecan and oak trees scattered throughout the property

TERRAIN:

- Over 30 feet of elevation change

SOILS:

- Leson Clay soils

IMPROVEMENTS:

- 100x110 foot barn used for equipment and hay storage. The barn has a ~1000 sf of concrete that could be converted into a living quarters.
- Cross fenced into 2 pastures for grazing.

CURRENT USE:

- Used to graze cattle

POTENTIAL USE:

- Pasture land
- Hay pasture
- Homesite
- Recreational property

FENCING:

- Good to great fencing
- Cross fenced into 2 pastures

ACCESS:

- Access off gravel road 4747

OWNER FINANCING AVAILABLE. CALL FOR MORE INFO

SHOWINGS: Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.

For more information on the property

Keaton Livingston: [469-734-3112](tel:469-734-3112)

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil,



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gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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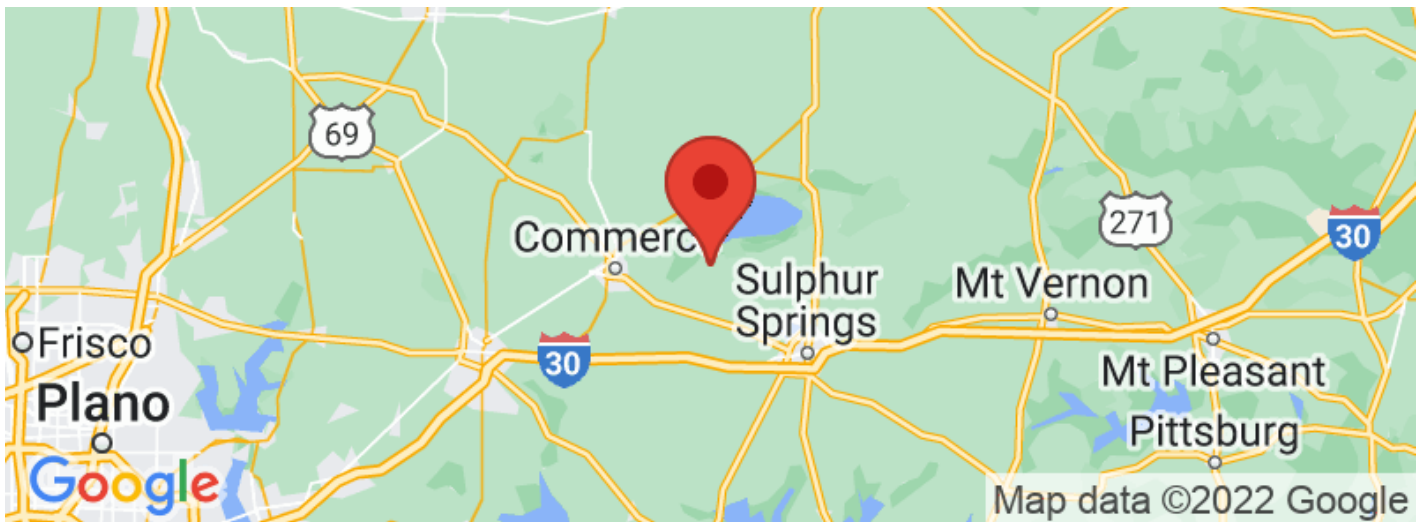
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Locator Maps



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Aerial Maps



Hopkins County 95 Acres
Sulphur Springs, TX / Hopkins County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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DISCLAIMERS

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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.



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