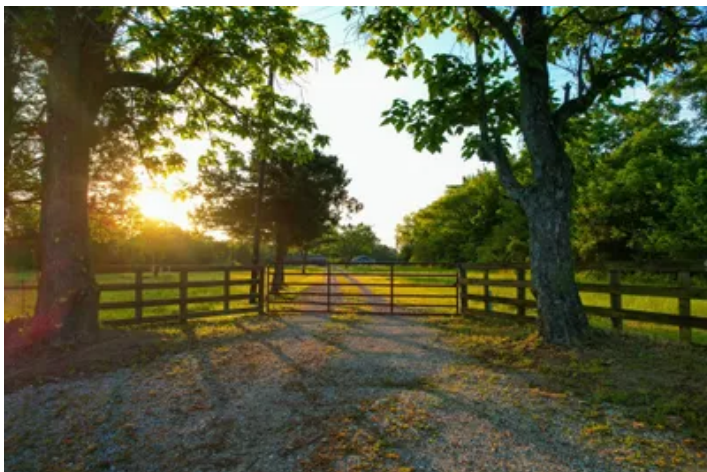


Running Creek Retreat
943 County Road 2439
Sulphur Springs, TX 75482-8971

\$699,999
57± Acres
Hopkins County



Running Creek Retreat
Sulphur Springs, TX / Hopkins County

SUMMARY

Address

943 County Road 2439

City, State Zip

Sulphur Springs, TX 75482-8971

County

Hopkins County

Type

Recreational Land

Latitude / Longitude

33.01475 / -95.54118

Taxes (Annually)

1181

Dwelling Square Feet

1442

Bedrooms / Bathrooms

3 / 2

Acreage

57

Price

\$699,999

Property Website

<https://www.mossoakproperties.com/property/running-creek-retreat-hopkins-texas/105039/>



Running Creek Retreat **Sulphur Springs, TX / Hopkins County**

PROPERTY DESCRIPTION

For more information regarding this listing please contact Chris Malinowski at [214-991-2595](tel:214-991-2595)

Running Creek Retreat

Exceptional Access & Location

Welcome to Running Creek Retreat located in Northeast Texas at 943 County Road 2439 only 12 miles south of Sulphur Springs, 1hr 29 min from Dallas and the metroplex, 50 miles from Tyler, 37 miles from Greenville and 15 minutes to the 154 boat ramp on the main lake at Lake Fork. If you like browsing and bargain shopping the famous "Canton Trade Days" is only 40 minutes away.

A great mix of hardwood forest and productive pasture

This picturesque mix of hardwood forest and pasture is nestled in the transition zone between the Post Oak Savannah and Piney Woods of east Texas. The stately hardwoods include Post Oak, Willow Oak, Sweet Gum and some of the largest Water Oak trees in the region. The Hardwoods are interspersed with approximately 10 acres of cleared pastureland that makes 80 bales of hay annually. If you're an outdoorsman plant a food plot to attract the abundant deer in the area. If you have a green thumb, plant and grow your favorite organic veggies to go with the blackberries you can pick growing on the property.

Located on a game rich feeder creek to famous Lake Fork

The acreage features approximately 60 feet of elevation change anchored on the bottom by Running Creek one of the main feeder systems to Lake Fork which widely considered the best Bass fishing lake in the country and a destination for thousands of anglers annually. This property has 2 ponds on it with the larger of the 2 at just under 1 acre. This part of Hopkins County is known to produce some exceptional trophy bucks and the local population is lightly hunted. With great browse and ample mast, the deer don't need to roam far to maintain great nutrition. In this part of the state where you have creek bottoms you have feral hogs, Hunt hogs year round and whitetail deer in the fall - Fish for Bass in the morning and hunt for deer in the afternoon or vice versa this Property is truly a Sportsman Retreat.

Convenient County Road Access to a freshly remodeled farmhouse

The main gate sits along the 278 ft of frontage along County Road 2439 and an elegant 3 Bedroom 2 full bath farmhouse awaits 500 ft into the property. This placement allows visibility to the gate and adequate distance from the road to provide the privacy of country living. While the house was built in the 60s it was torn down to the studs and rebuilt in 2023. Tastefully done in a farmhouse style the home features a covered front porch that leads into a main living room with built in book shelving and recessed lights. The living room transitions via dining area into a full kitchen with plenty of counterspace a double sink with disposal, electric range and oven. The kitchen leads to a breakfast nook which combined with the dining area can seat 10 for dinner. The master bedroom has its own bath and large walk-in closet. Bedrooms 2 and 3 are both large enough for a queen bed and furniture or a pair of bunkbeds. Both bathrooms feature large glass enclosed walk-in showers. The house has a mud room and a large laundry room leading to a separate back deck overlooking the fire pit where you can roast marshmallows and tell stories.

Proven History of Revenue Production

The house also has a lockable storage room where the owners keep their personal items when the house is rented. When not in use for gatherings of family and friends it has been Airbnb "Country Farmhouse at Running6 Ranch." Adjacent to the house is 725 Sq Ft pavilion with window walls a vaulted ceiling and commercial style directional fans to keep your guests cool. The pavilion can be used for Birthday BBQ's, Crawfish Boils, a place where fisherman respool their reels or even host country weddings.



Broad Appeal for many buyers

The applications for this property are truly numerous, a beautiful 3/2 country home for those wanting to raise their families in a farm friendly country setting, a 2nd home retreat that can serve as a deer hunting property and base camp for fishing/boating on lake Fork or as an investment and income producing rental.

WATER:

- Approximately 1,638 feet of Running Creek frontage
- 2 Ponds Total 1+ acres

CLIMATE:

- East Texas climate with mild winters and long growing seasons

UTILITIES:

- Farmers Electric
- City Water
- Peoples phone/high speed Internet

WILDLIFE:

- Whitetail deer
- Waterfowl
- Feral hogs
- Squirrels
- Cottontails

MINERALS:

- Available

VEGETATION:

Bahi/ Bermuda grasses

Mature bottomland hardwoods

- Post Oak
- Water Oak
- Willow Oak
- Pine
- Sweet Gum

TERRAIN:

- Gentle Rolling Creek to Pasture with 60 Ft elevation change

SOILS:

- Sandy Loam
- Alluvial Bottom Land Loam

CURRENT USE:

- Recreational
- Revenue Generating Rental

POTENTIAL USE:

- Recreational ranch
- Hunting property
- Investment property



FENCING:

- Partial perimeter and some cross fencing

ACCESS:

- Paved CR 2439

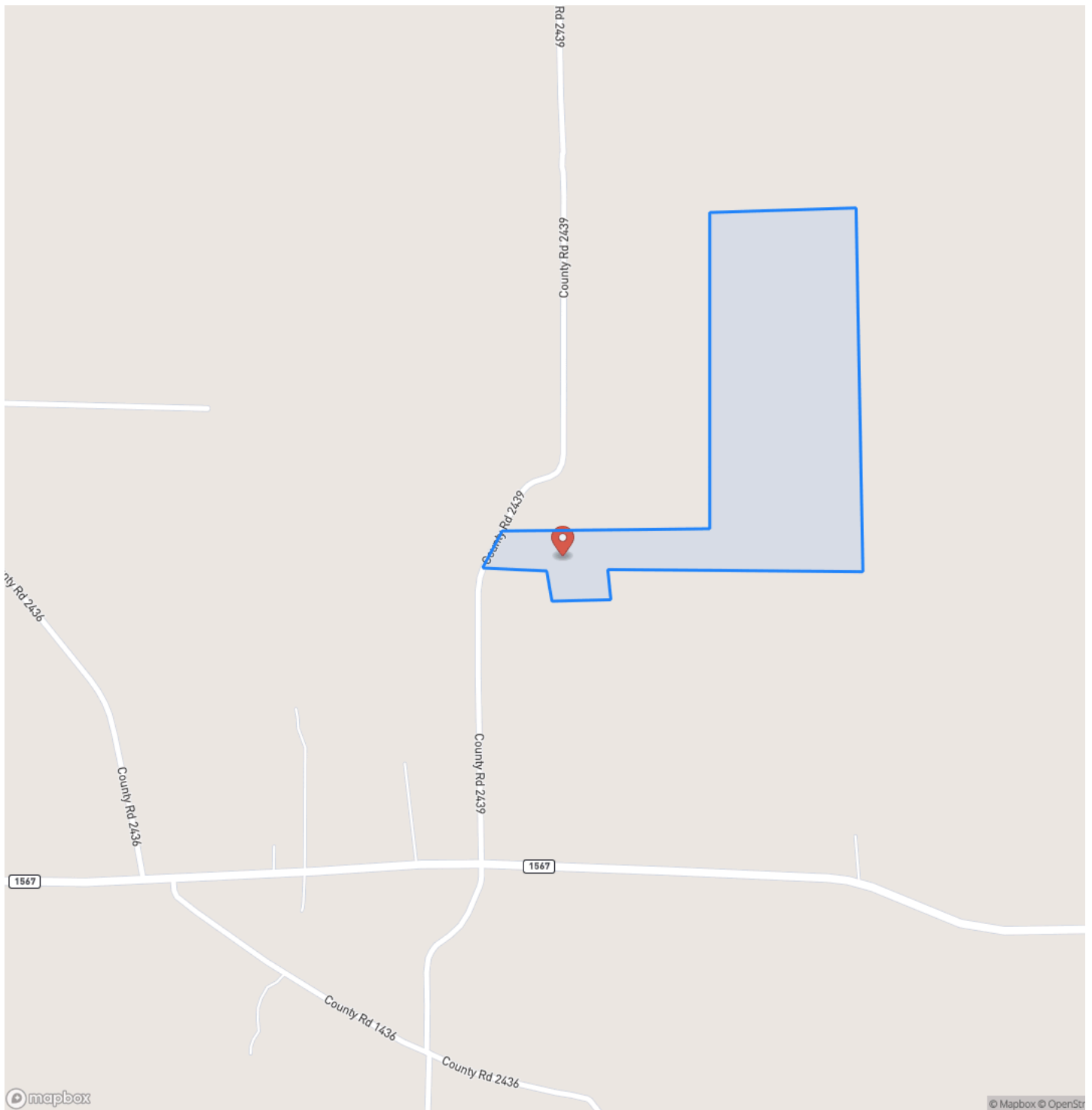
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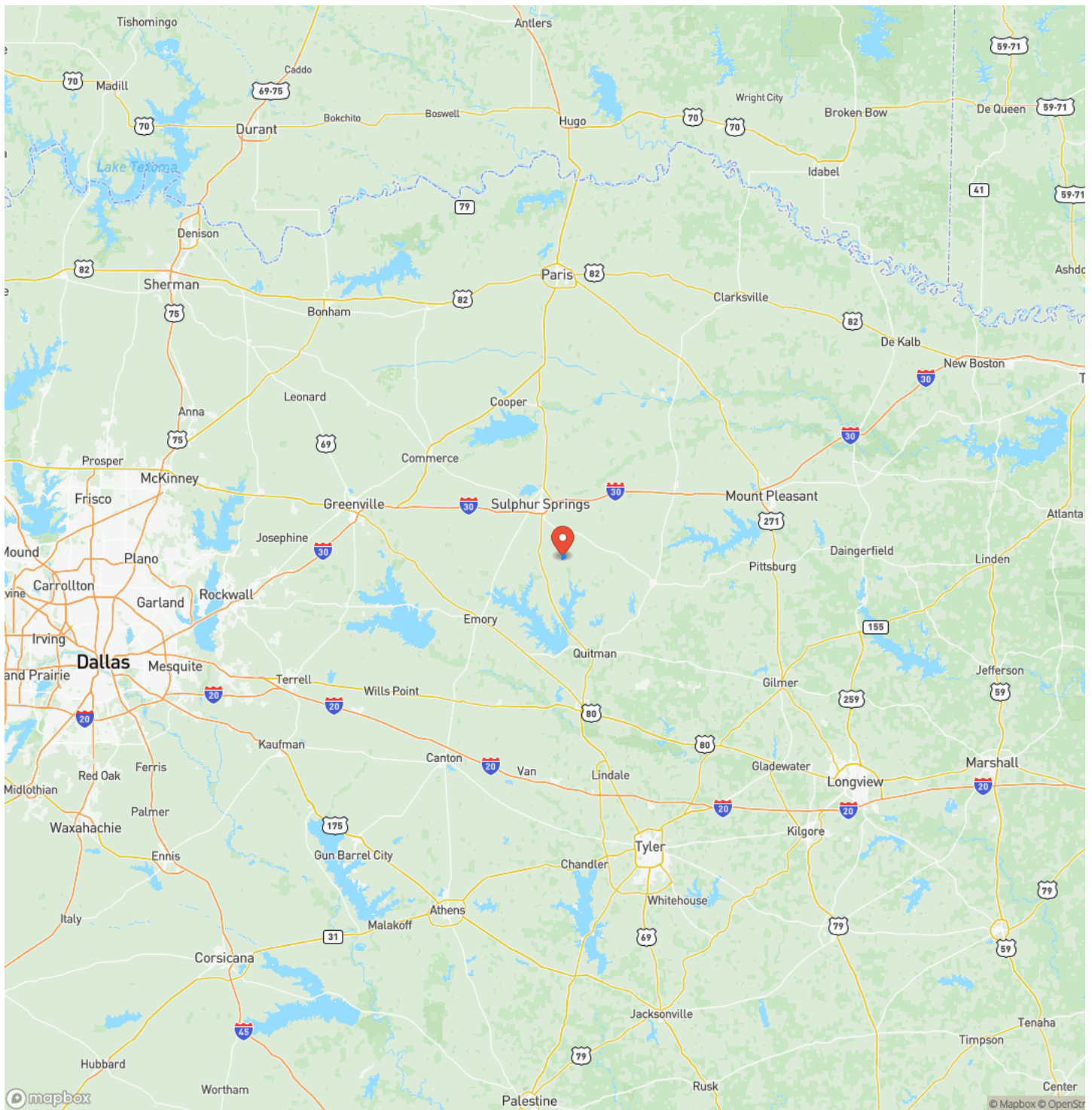
Running Creek Retreat
Sulphur Springs, TX / Hopkins County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Buyers agent must be present at first showing to participate in commission



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