

**Bradford Farm**  
500-598 County Road 4589  
Sulphur Springs, TX 75482

**\$695,000**  
78± Acres  
Hopkins County



**Bradford Farm**  
**Sulphur Springs, TX / Hopkins County**

---

**SUMMARY**

**Address**

500-598 County Road 4589

**City, State Zip**

Sulphur Springs, TX 75482

**County**

Hopkins County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.250725 / -95.565941

**Acreage**

78

**Price**

\$695,000

**Property Website**

<https://ttranchgroup.com/property/bradford-farm/hopkins/texas/104157/>



## **Bradford Farm** **Sulphur Springs, TX / Hopkins County**

---

### **PROPERTY DESCRIPTION**

Bradford Farm is a versatile 78 +/- acre property in Hopkins County offering a strong combination of recreation, water features, and usable land just outside Sulphur Springs. Whether for hunting, fishing, cattle, or a future homesite, the property provides a well-balanced setting with utilities in place and excellent accessibility.

### **Ranch Features**

The property offers approximately 0.25 miles of paved county road frontage along CR 4589, providing easy, all-weather access. Electric and county water are available on site, making it well-positioned for a future homesite or weekend retreat. A stocked pond and Wolf Creek enhance both the recreational appeal and functionality for livestock and wildlife.

### **The Land**

The 78 +/- acres consist of native grass pasture combined with a mix of hardwood cover, creating a balanced environment for both grazing and recreation. Wolf Creek runs through the property, offering a natural water source and adding character to the land, while the stocked pond provides additional surface water. A wildlife exemption is currently in place.

### **Wildlife**

The property supports populations of whitetail deer, turkey, and wild hogs, making it well-suited for hunting and year-round wildlife activity.

### **Location**

Located at 494 CR 4589 in Hopkins County, Bradford Farm offers a peaceful East Texas setting with convenient access to surrounding areas. The property is approximately 6 miles east of Sulphur Springs, 8 miles south of Cooper Lake, 40 miles northeast of Greenville, 75 miles northwest of Tyler, 90 miles northeast of Dallas, and approximately 110 miles east of Fort Worth.

### **Minerals**

None owned.

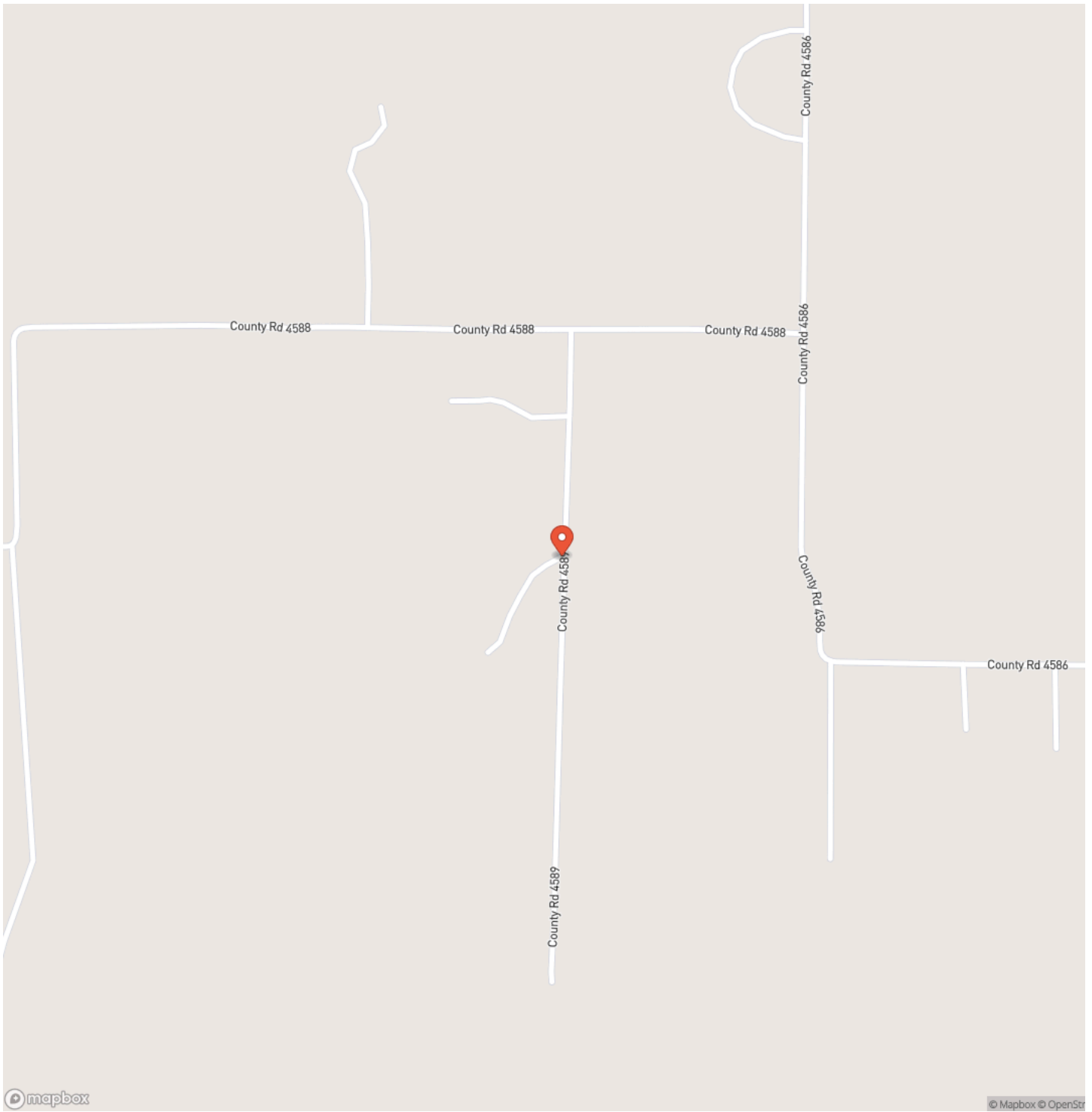
Bradford Farm is a well-rounded East Texas property offering water, wildlife, utilities, and accessibility, ready to enjoy now or build into your vision.



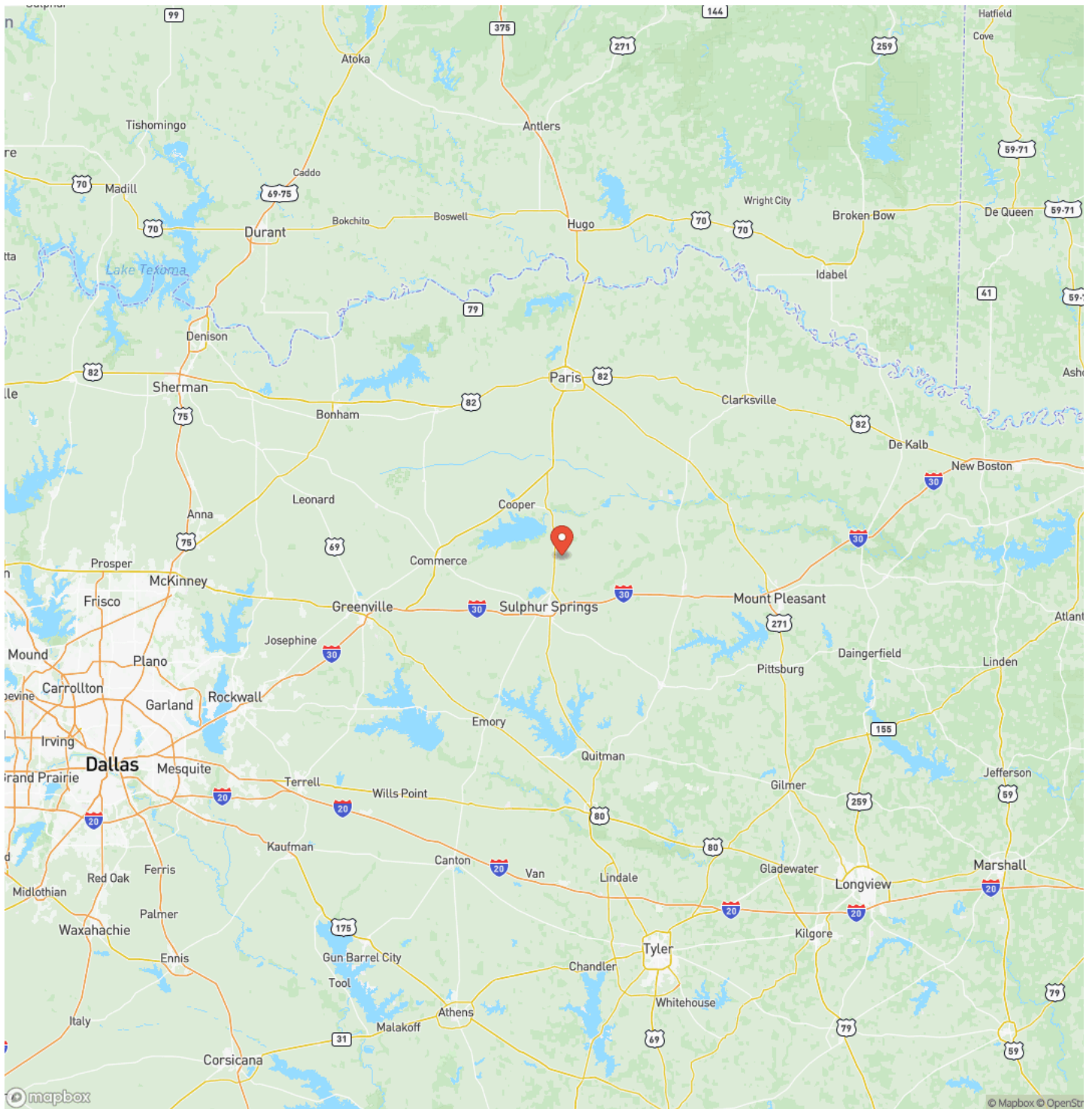
**Bradford Farm**  
**Sulphur Springs, TX / Hopkins County**



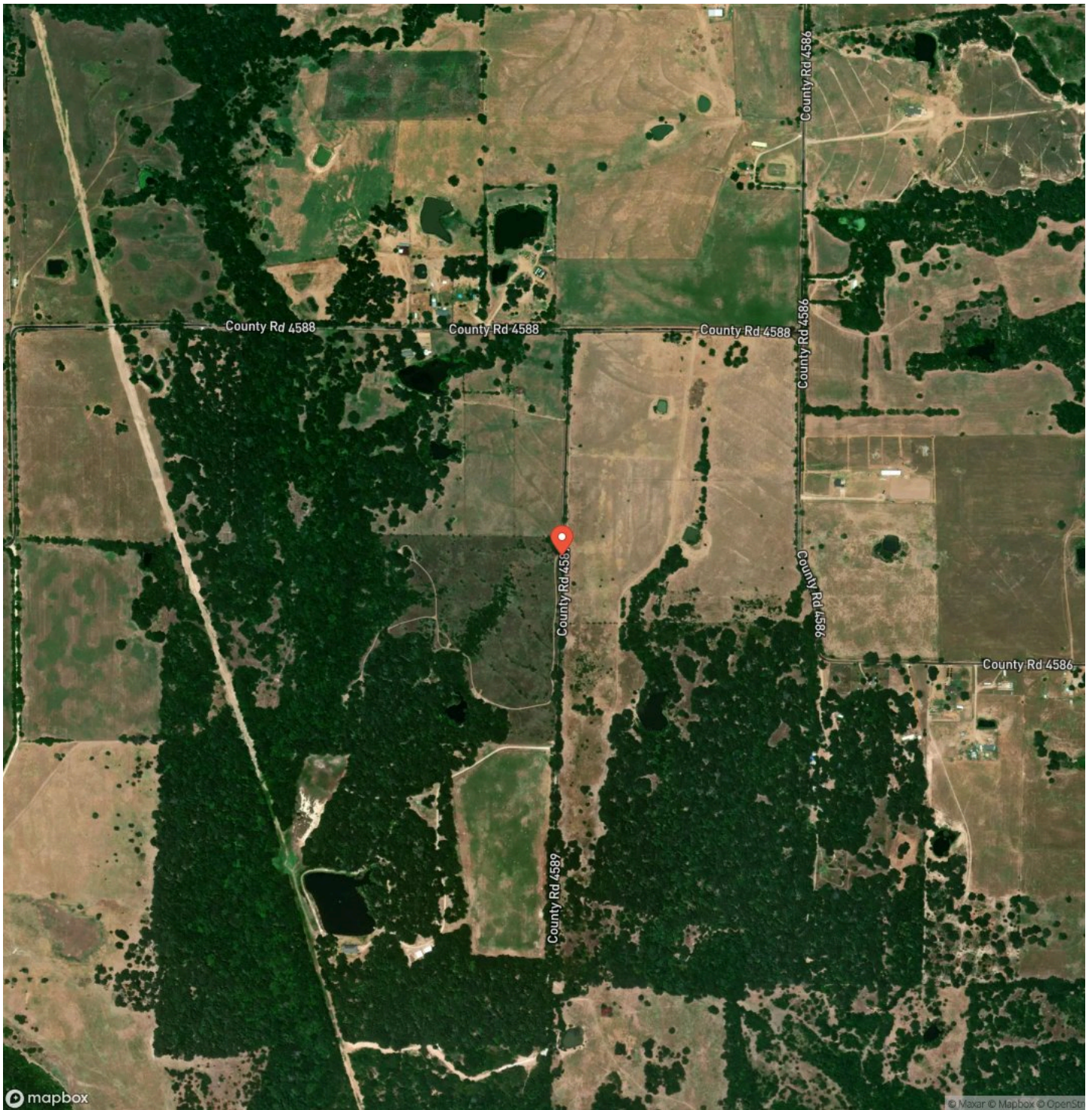
## Locator Map



# Locator Map



## Satellite Map







## **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.



---

**TT Ranch Group**  
3131 Turtle Creek Blvd.  
Dallas, TX 75219  
(214) 396-9692  
<https://ttranchgroup.com/>

---

