

12 Acres | County Road 4744  
County Road 4744  
Sulphur Springs, TX 75482

**\$85,000**  
12± Acres  
Hopkins County



**12 Acres | County Road 4744  
Sulphur Springs, TX / Hopkins County**

---

**SUMMARY**

**Address**

County Road 4744

**City, State Zip**

Sulphur Springs, TX 75482

**County**

Hopkins County

**Type**

Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

33.237909 / -95.71482

**Taxes (Annually)**

\$18

**Acreage**

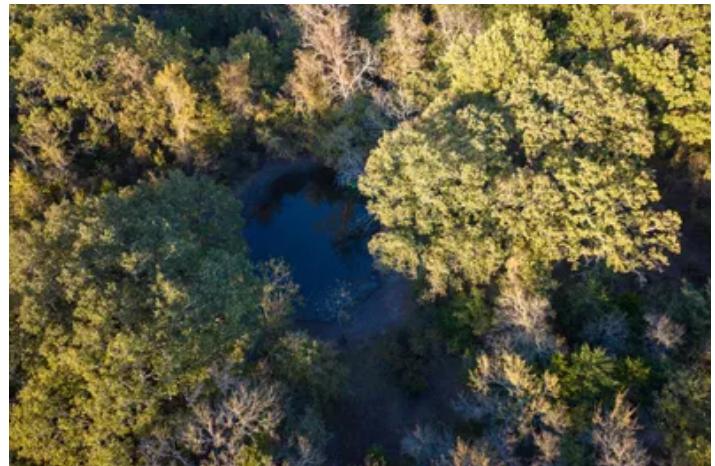
12

**Price**

\$85,000

**Property Website**

<https://homelandprop.com/property/12-acres-county-road-4744/hopkins/texas/93526/>



**12 Acres | County Road 4744  
Sulphur Springs, TX / Hopkins County**

---

**PROPERTY DESCRIPTION**

---

**12+/- acres near Sulphur Springs, Texas, set on a quiet, low traffic country road. The front 30% is improved pasture, ready for a yard, barn or a few head of livestock, while the back of the property falls to a live creek and more natural cover that offers hunting opportunity. A simple, usable tract with good water, wildlife and easy access to town.**

---

**Utilities:** Electric available, Water available by extension

**Utility Providers:** Farmers Electric Cooperative, North Hopkins Water

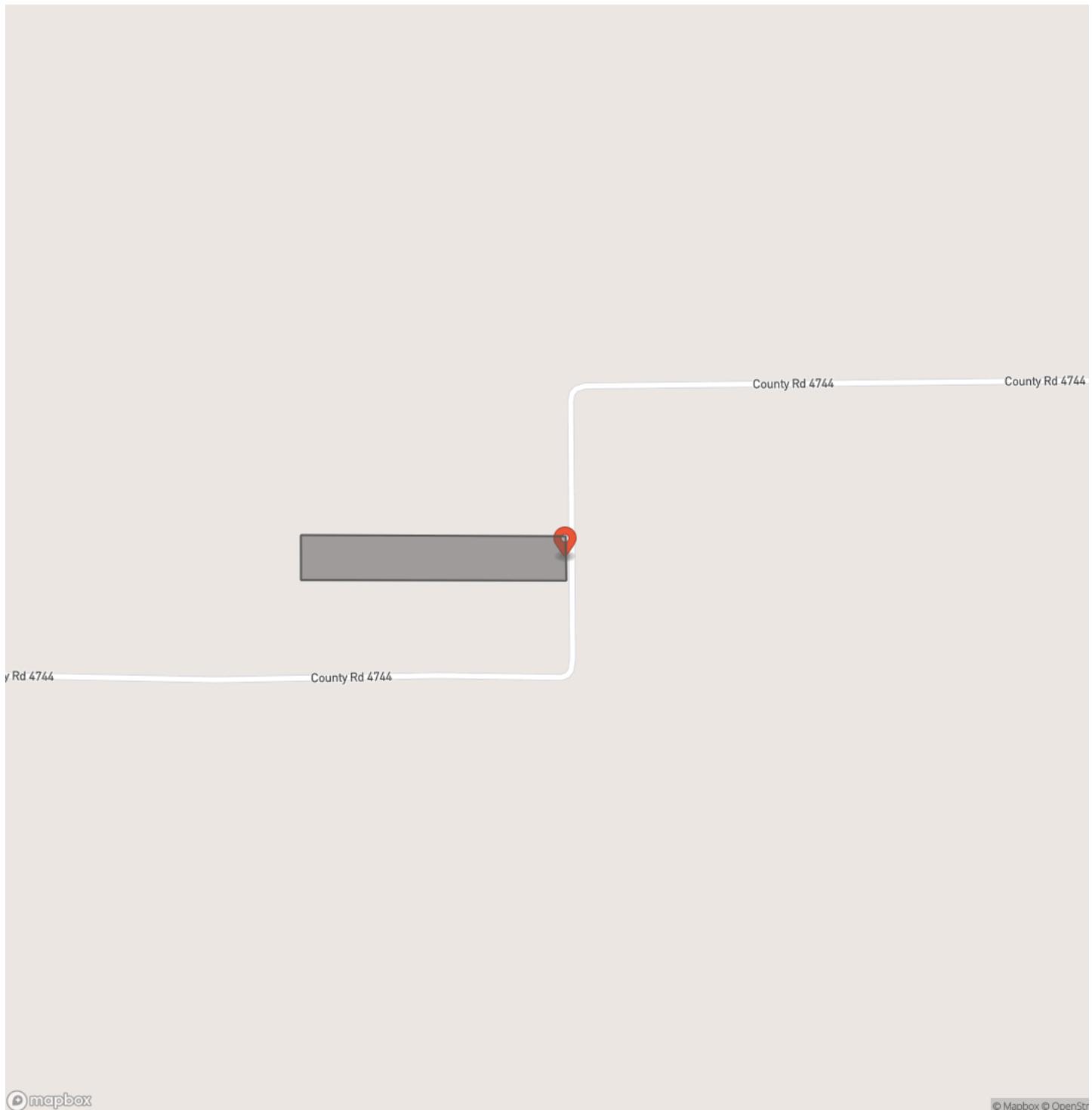
**12 Acres | County Road 4744  
Sulphur Springs, TX / Hopkins County**

---



12 Acres | County Road 4744  
Sulphur Springs, TX / Hopkins County

## Locator Map



© mapbox

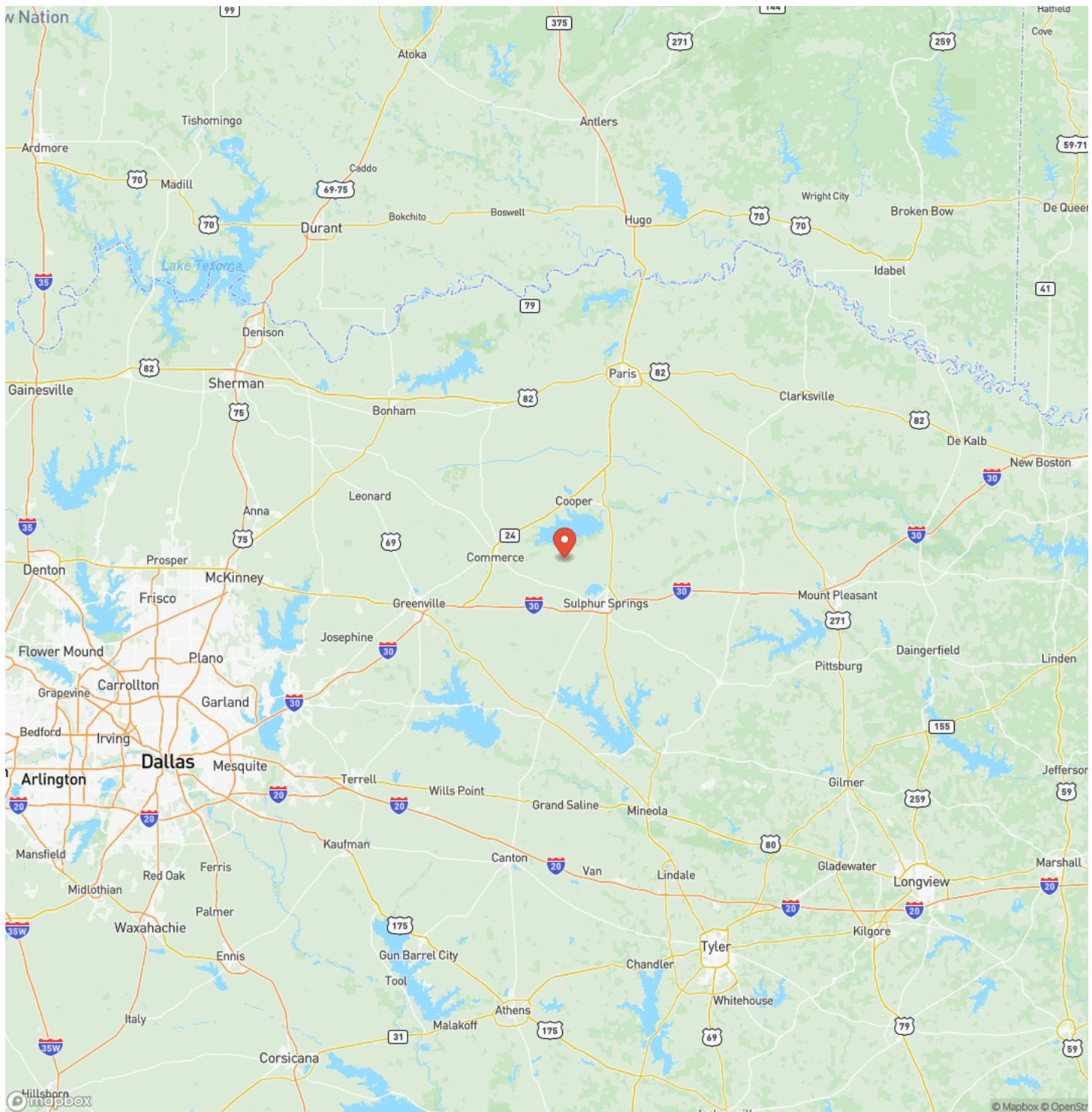
© Mapbox © OpenStre



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

## Locator Map



12 Acres | County Road 4744  
Sulphur Springs, TX / Hopkins County

## Satellite Map



## 12 Acres | County Road 4744 Sulphur Springs, TX / Hopkins County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Chris Cherry

## Mobile

(936) 581-3809

## Email

ccherry@homelandprop.com

## Address

1600 Normal Park Dr

**City / State / Zip**

Huntsville, TX 77340

## NOTES



#### **MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

## NOTES



## **MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

## **DISCLAIMERS**

**Property Listing Disclaimer:** The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

**Mineral Rights and Natural Resources Disclaimer:** HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

**Acreage, Survey & Easement Disclaimer:** HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

**Title Insurance Company Disclaimer:** Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

**Tax Disclaimer:** Approximately \$5/Acre/Year with Agriculture Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

**Easement Disclaimer:** Visible and apparent and/or marked in field.



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

---

**HomeLand Properties, Inc.**  
1600 Normal Park Dr.  
Huntsville, TX 77340  
(936) 295-2500  
[www.homelandprop.com](http://www.homelandprop.com)

---



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)