

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

\$85,000
12± Acres
Hopkins County



MORE INFO ONLINE:
www.homelandprop.com

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/>



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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

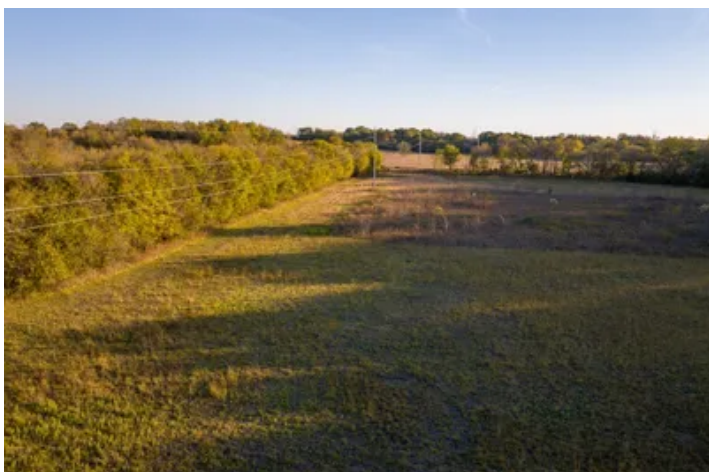
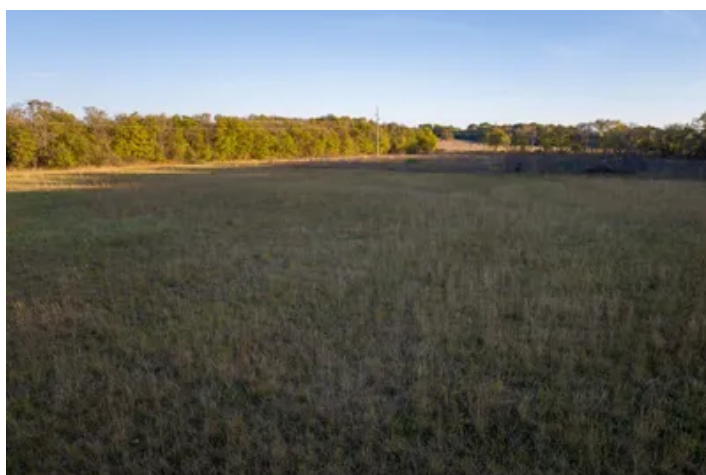
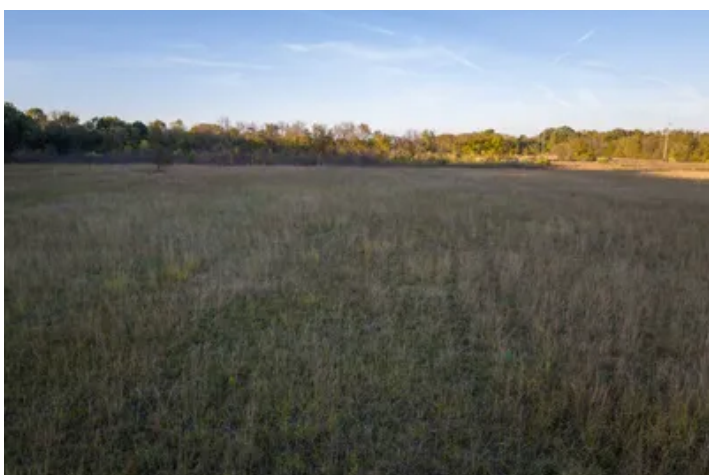
Utility Providers: Farmers Electric Cooperative, North Hopkins Water



MORE INFO ONLINE:

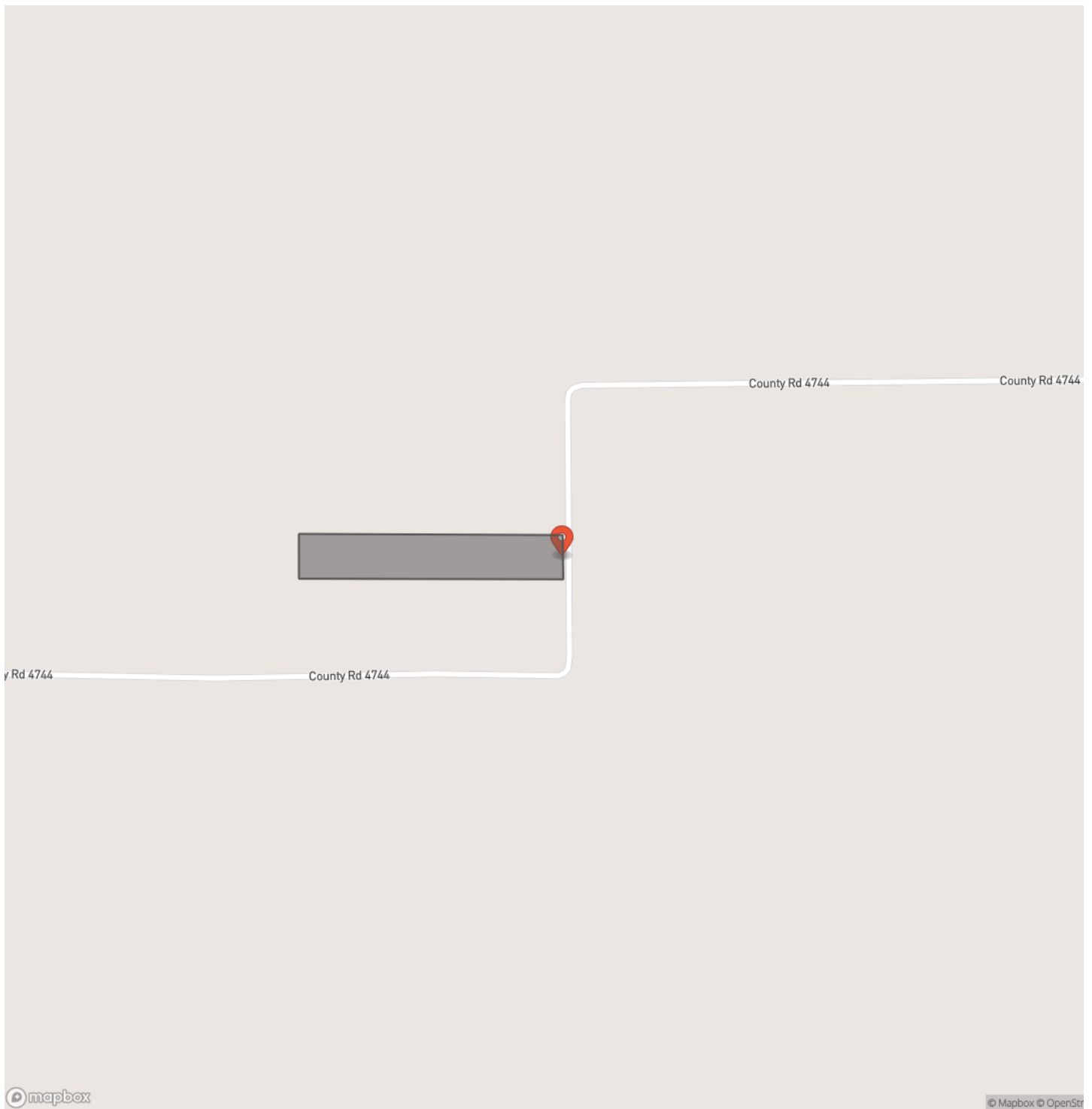
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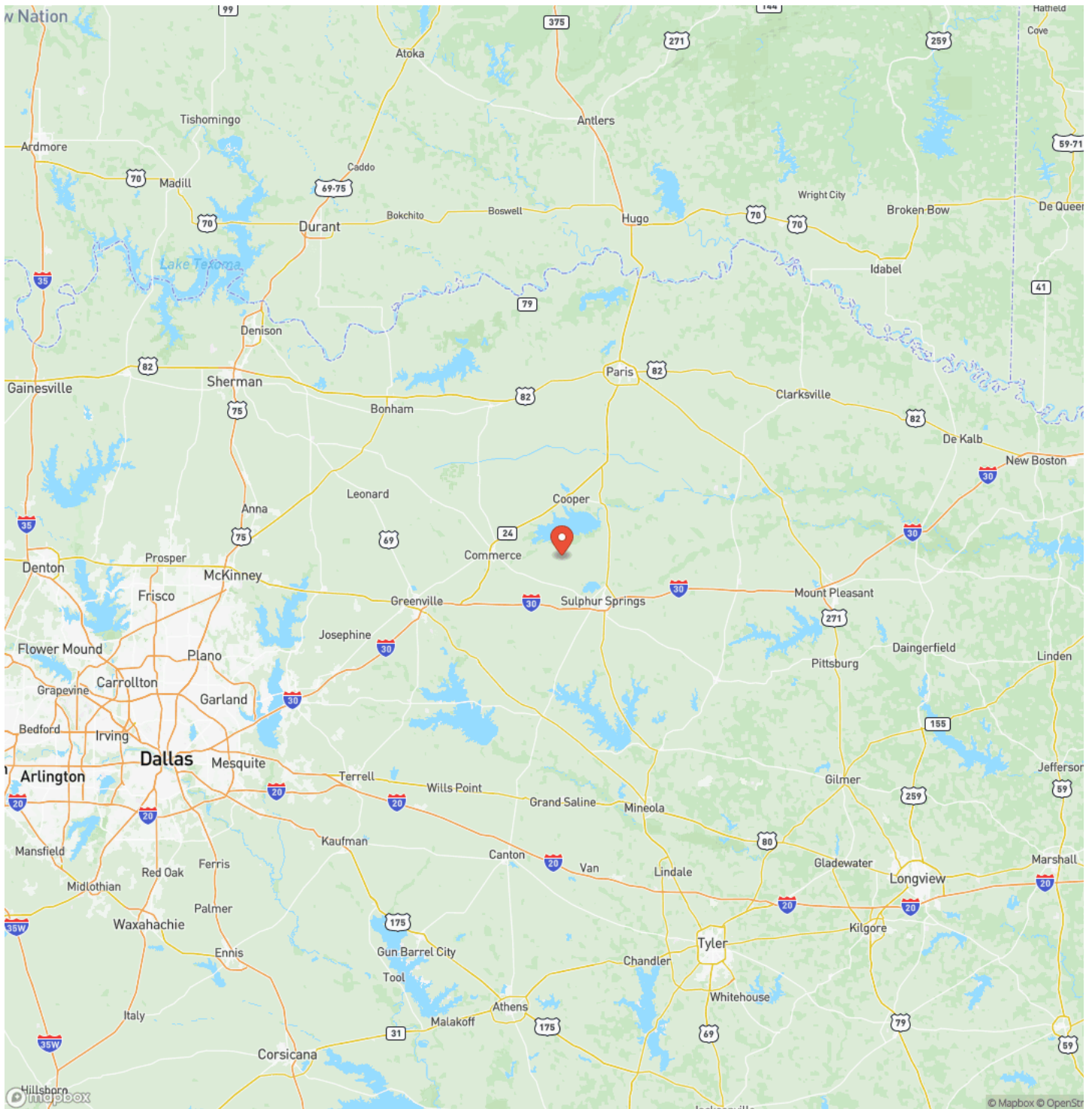


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Locator Map



Locator Map



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Satellite Map



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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



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www.homelandprop.com

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DISCLAIMERS

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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.



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