



Under Contract - Pending Continue to Show on Market

\$531,700

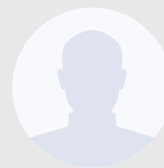
Call 903-438-6925 Today!

3883 FARM ROAD 71 W, SULPHUR SPRINGS, TX 75482

Approximately 71 AG-exempt acres comes with this old family farm located near Lake Cooper! Featuring good road frontage, this property includes fenced and cross fenced pastures, 3 stock ponds, coastal and native grasses, rolling topography, storage sheds and an old barn that could be used for animals. Great place for permanent residence, recreation, ranch or investment. This is a great location close to the North Hopkins Schools, 5 minutes to Cooper Lake and only 15 minutes from Sulphur Springs and the excitement of the downtown and Celebration Plaza. Due to structural issues, the home was given NO value in this listing price. The sellers are currently living there. It does have a newer HVAC, water heater, aerobic septic and some other updates. This home could possibly be remodeled or removed for a beautiful place for a new home, barndominium, manufactured home or anything you wish. Water, septic and electricity in place. NO Known RESTRICTIONS on this property. AG exempt valuation in place. ***All this, listed below Hopkins County CAD appraised market value!

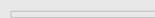
GENERAL DESCRIPTION

Subdivision: none
Property Type: Country Homes/Acreage
Year Built: 1960
Lotsize: 3,131,960
MLS# / Area: NTREIS-20822461



Get in touch
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Visit <https://www.har.com/NTREIS-20822461> for more information