



For Sale on Market

**\$90,000**

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## 45 COUNTY ROAD 3512, DIKE, TX 75437

Approximate boundary lines shown for reference only - buyer to verify. No survey available at this time. Discover 4.00 acres in The Meadows at Deer Crossing, offering space, privacy, and the structure of a deed-restricted community designed to support long-term property value. Lot 45 features open pasture with gentle elevation changes suitable for a custom site-built home, outdoor living, and rural lifestyle use within subdivision standards. Recorded restrictions require single-family residential use with a minimum 1,200 SF living area, and prohibit manufactured, modular, container, or prefabricated homes (see MLS documents; buyer to verify). Utilities available per subdivision information include co-op water through North Hopkins Water Supply and electricity through Farmers Electric Cooperative. Propane tank gas is typical for the area (buyer to verify). Private subdivision road access is in place. POA dues are currently represented as approximately \$600 annually with a one-time \$300 capital contribution at closing (subject to change; buyer to verify directly with POA). Buyer and buyer's agent to independently verify all information, including restrictions, utilities, easements, road maintenance obligations, septic requirements, and development guidelines prior to purchase.

### GENERAL DESCRIPTION

**Subdivision:** Meadows at Deer Crossing  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 174,240 / PUBREC  
**Maintenance Fee:** \$600 / Annually  
**MLS# / Area:** NTREIS-21162335



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Regal, REALTORS

45 County Road 3512, Dike, TX 75437

Visit <https://www.har.com/NTREIS-21162335> for more information