

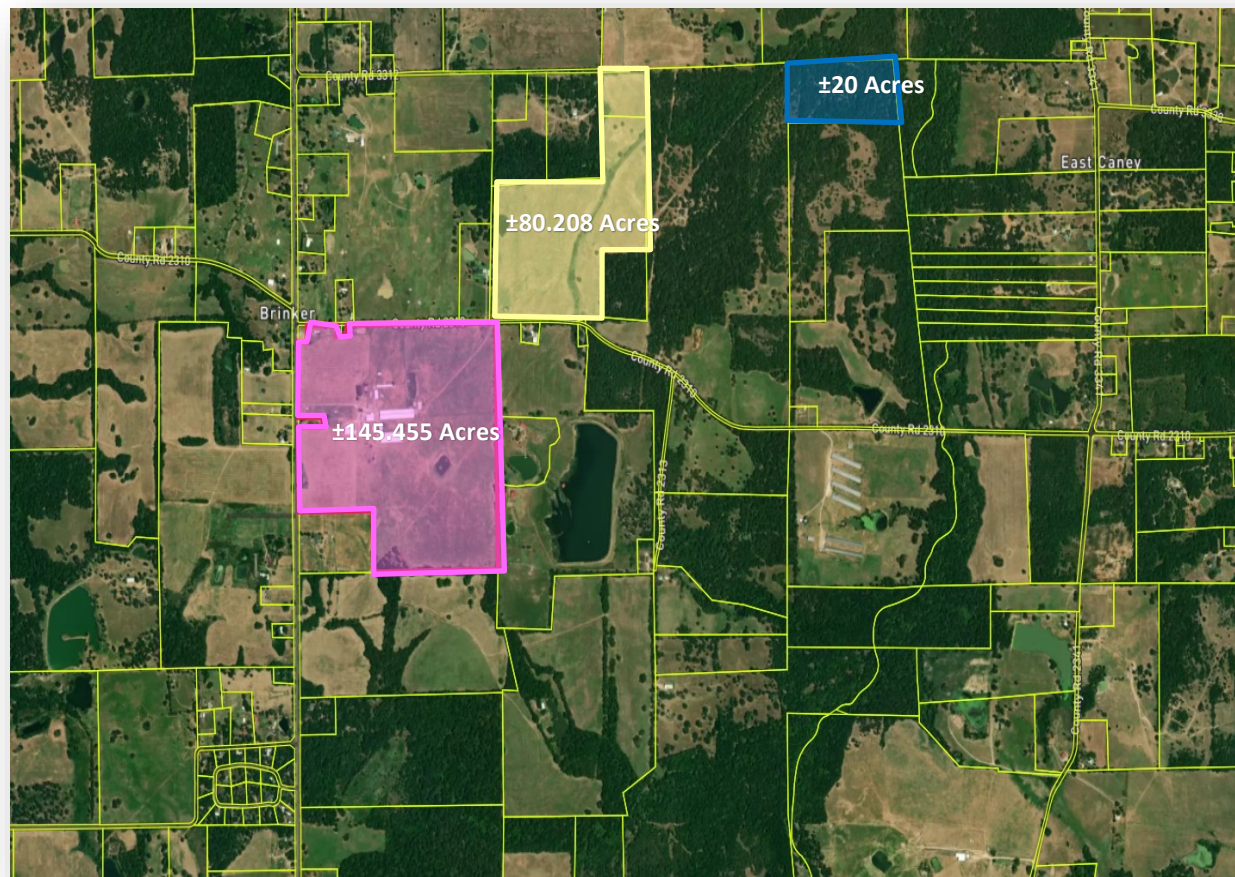
Bankruptcy Property Available—Apx. ±245 Acres Off of FM 69 S & CR 2310, Sulphur Springs, Hopkins County

DESCRIPTION:

- The Property consists of three different tracts.

±145.455 Acres
± 80.208 Acres
± 20.000 Acres (*landlocked*)

- A former dairy cow operation comes with several barns/sheds, dairy farm barn, and several out buildings for a cow/calf operation.
- 2 brick homes and 2 mobile homes
Mobile homes are tenanted on a month to month basis
- Mobile Home #1: Rent is \$800 mthly
- Mobile Home #2: Rent is \$900 mthly
- Pastures for grazing or hay baling, some with underground irrigation.
- Acreage has ponds and several wells.
- Perfect Hunter's paradise—abundant wildlife includes deer can be found throughout the property.
- The properties are located at FM 69 S and CR 2310, just south of I-30 and east of Sulphur Springs. The 20 acre tract is landlocked.



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Ultimate Farming Infrastructure

Turnkey Dairy Setup: Features a double-10 herringbone rapid exit dairy barn equipped with 17 fresh cow stalls.

Extensive Livestock Housing: Massive 460-cow free stall barn, a 260-cow free stall barn, a 180-cow covered feed lane, and a 65-cow open feed lane.

Abundant Storage & Outbuildings: Includes 5 large barns, a dedicated hay and equipment barn, and a 2-bay barn with manure slabs.

Water Security & Irrigation: Powered by 7 operational wells alongside multiple ponds and an underground irrigation system plumbed directly to the meadows.

Flexible Ag Use: Perfect for a large-scale cattle/calf or equine ranch, hay production, vineyard development, or orchards.



Premier Hunting & Outdoors Lifestyle

- **Exceptional Wildlife Habitat:** Over 225 contiguous acres of diverse Texas terrain featuring a blend of open meadows and mature cover.
- **Stocked Water Features:** Multiple ponds across the property serve as active watering holes for native game and provide excellent on-site fishing.
- **Prime Hunting Grounds:** Ideal landscape for managing white-tailed deer, feral hogs, dove, and migratory waterfowl.
- **Recreational Hub:** Miles of space for ATV trails, shooting ranges, and establishing strategic food plots or hunting blinds.

Residential Compound & Estate Layout

- **Main Owner's Residence:** A spacious 4,147 sq. ft., 6-bedroom, 3.5-bathroom brick home featuring a private swimming pool.
- **Secondary Home:** An additional 3-bedroom, 2-bathroom brick home perfect for extended family, guests, or a ranch manager.
- **Workforce Lodging:** Includes separate employee homes on the property to easily house on-site ranch hands.



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LOCATION

FM 69 S and County Road 2310,
Sulphur Springs, TX 75482

PROPERTY INFORMATION

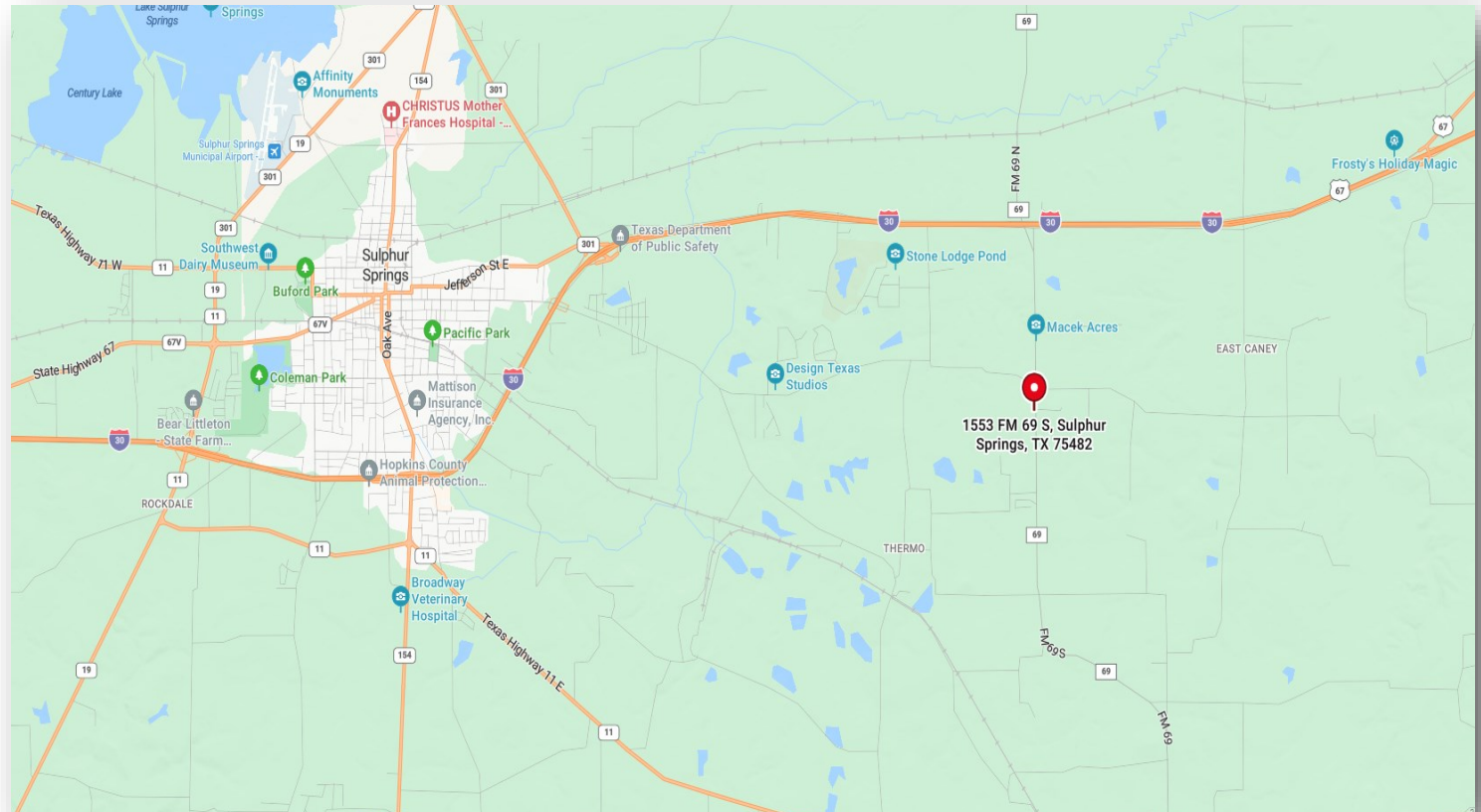
GREAT OPPORTUNITY TO BUY A FORMER DAIRY FARM

PROPERTY HIGHLIGHTS

- **Contiguous Tracts — Agricultural Exempt**
- **2 Brick Homes (one 6bed/3.5bath and one 3bed/2bath)**
- **“Employee” homes**

TRAFFIC COUNTS

Street	Cross Street	Traffic Volume	Year	Distance
I 30	FM 69 W	27,081	2026	1.60 miles
FM 69 S	I-30 N	969	2026	1.31 miles
CR 3341	CR 3341	286	2026	2.19 miles

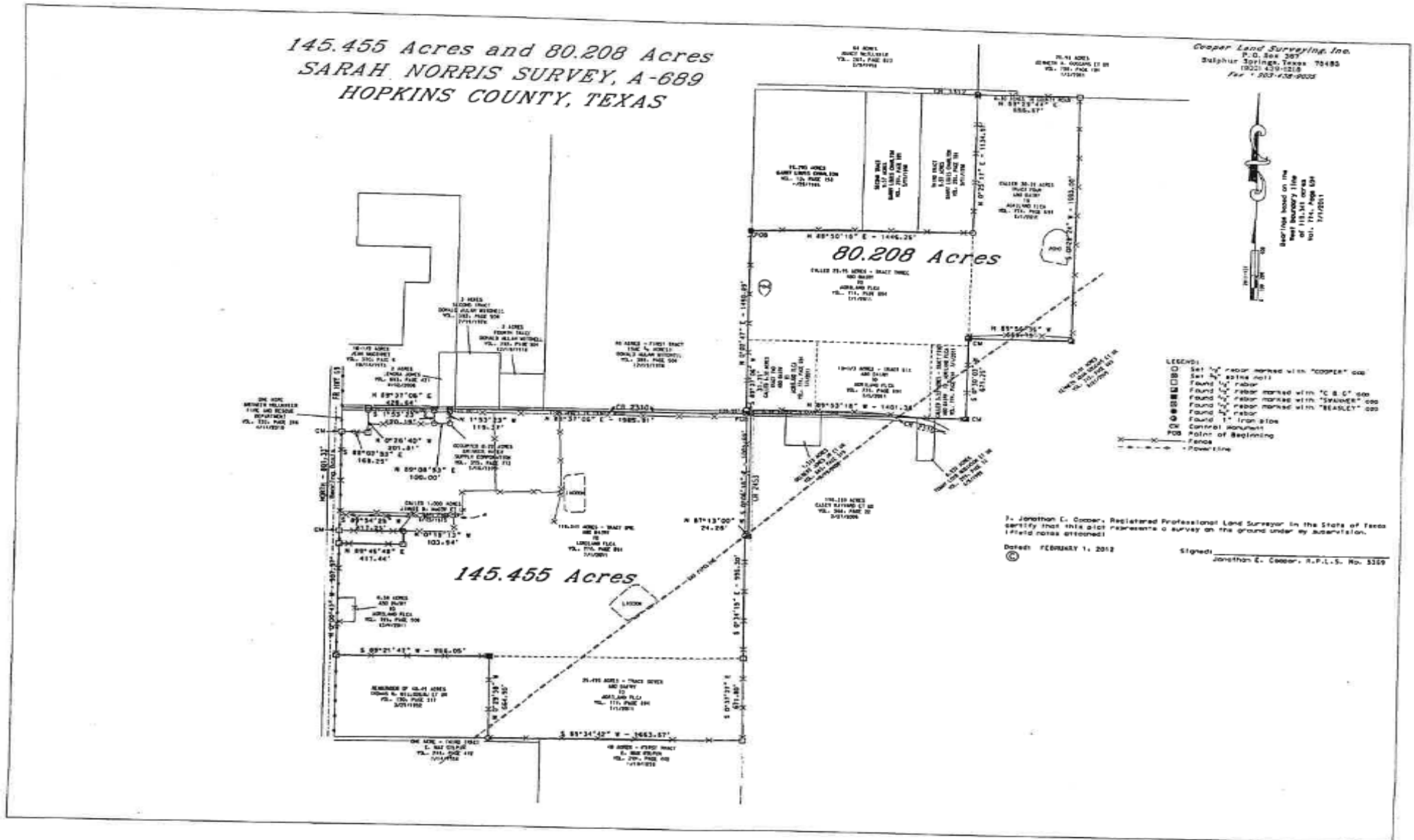


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SURVEY

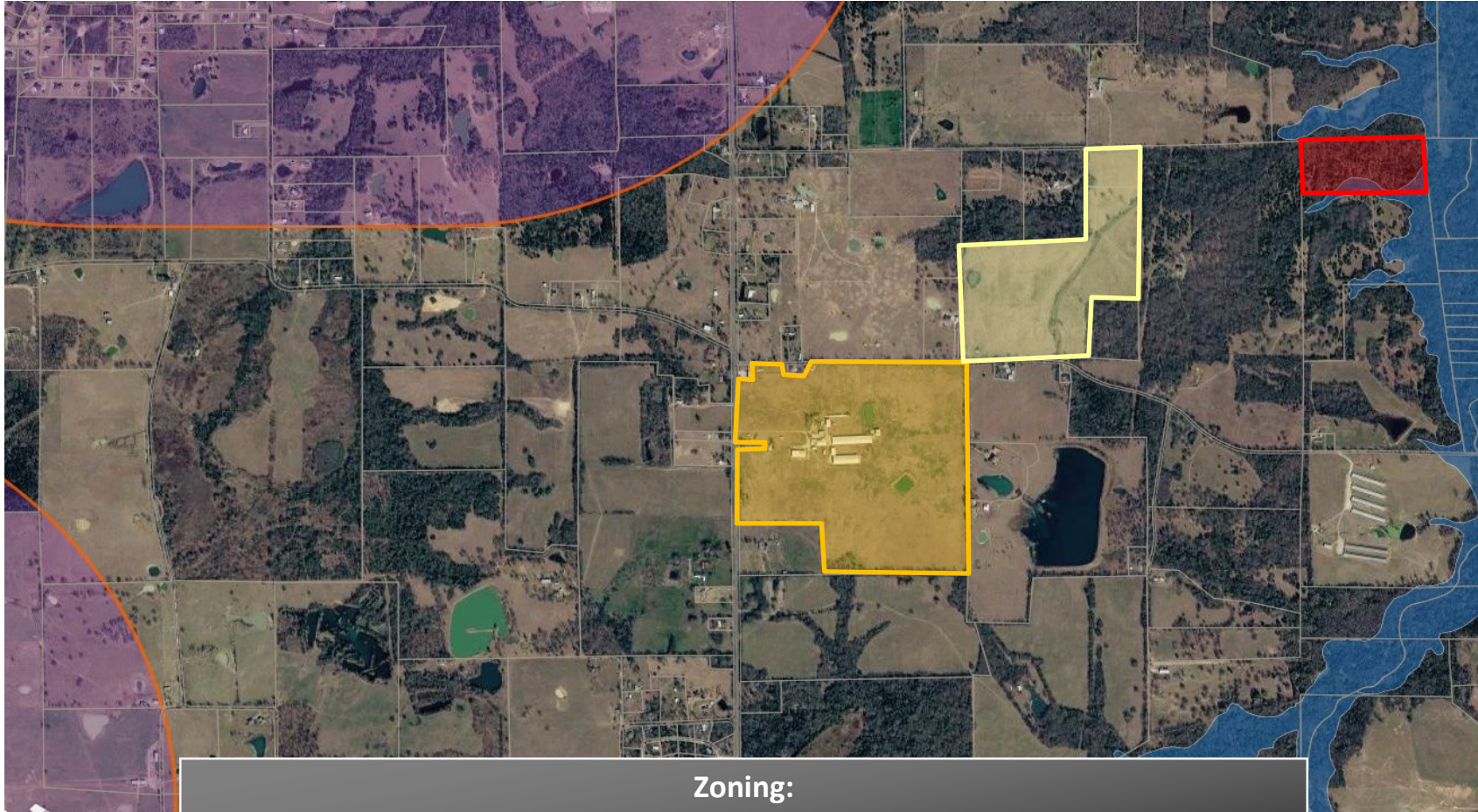


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ZONING INFORMATION



Zoning:
Agricultural Use
Close to the ETJ adopted in 2025
All zoning should be verified with the City of Sulphur Springs

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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Candace Rubin Real Estate

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adem Sumer	0683161	adem@candacerubin.com	(843)338-6556
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Information available at www.trec.texas.gov

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