

FAQ SHEET

PROPERTY: 5000 FM 2947 | GREENVILLE, TX

Q: Does the livestock and farm equipment convey with the sale?

A: Yes, by separate agreement. The chicken coop and bunny shed are improvements and convey with the property. Two Katahdin sheep, the agricultural equipment, two refrigerators, and one freezer are personal property and convey by a non realty items addendum or bill of sale negotiated with the contract.

Q: What are the specific land and security features?

A: The property sits on 4.04 acres and is fully prepared for animals with electric fencing already installed. It features two separate gated entrances with gravel driveways for easy access to different parts of the lot.

Q: What is the tax status of the property?

A: The land carries an agricultural valuation. For 2026 the Hunt County Appraisal District removes \$98,215 from the taxable value under that valuation, leaving a taxable value of \$316,202. At the 2025 adopted rates for the three taxing units on this property, Hunt County, Hunt Memorial Hospital District, and Lone Oak ISD, that is roughly \$1,667 a year in savings, about \$5,367 in tax rather than about \$7,034. There is no city tax line because the property sits outside the city limits and ETJ. A buyer must continue the qualifying agricultural use and apply to keep the valuation.

Q: Is the home equipped for Electric Vehicles or RVs?

A: Yes. The garage is outfitted with a 220V outlet for EV charging. For those with campers or guests, there is also a dedicated 30-amp hookup on-site.

Q: What should I know about the home's age and warranty?

A: The home was completed in 2021 and is still within a ten year builder's structural warranty. The warranty is transferable to the new owner subject to its own terms, and a copy is available for review.

Q: Is any part of the property in a flood zone?

A: Yes, in part. Under FEMA panel 48231C0400G, roughly 1.4 acres at the rear of the tract lie in Zone A, a Special Flood Hazard Area with no established base flood elevation. The residence and roughly 2.5 acres fronting FM 2947 lie in Zone X, an Area of Minimal Flood Hazard, so flood insurance is not federally required for the dwelling. The FEMA exhibit and the 2022 survey showing the flood line are available on request.

Q: What type of financing is available for this home?

A: The property may qualify for USDA financing, which can allow zero down payment for qualified buyers. Property and income eligibility, and the septic requirements that apply to USDA, FHA, and VA loans, must be confirmed by the buyer's lender.

Q: Is there an active homestead exemption?

A: No. A homestead exemption is not currently in place. A qualifying buyer who files for one would expect to lower the annual tax bill, estimated at roughly \$1,400 to \$1,800 at current rates. This is an estimate only and should be confirmed with the Hunt County Appraisal District.

TOP FIVE

ACTIVITIES & ATTRACTIONS

NEAR THIS HOME

Lake Tawakoni State Park: The Ultimate Outdoor Escape

Lake Tawakoni is a 37,879 acre reservoir, and the 376 acre state park on its shore offers camping, swimming, boating, and nearly five miles of hiking and mountain bike trails. The lake is known for striped bass and blue catfish, and the park is an easy day trip from the property.

Historic Downtown Greenville & Landon Winery: Small Town Charm, Big Flavor

Stroll through the revitalized downtown district to find unique boutiques and local dining. Make sure to stop by Landon Winery, a downtown Greenville staple, for a wine tasting or live music on the patio.

Audie Murphy/American Cotton Museum: A Journey Through Heritage

Discover the rich history of Hunt County. This museum honors the legacy of Audie Murphy, the most decorated American soldier of World War II, while showcasing the fascinating "Cotton Kingdom" history that built the region.

Greenville Sports Park: Active Fun for Everyone

This city facility is the heart of local recreation, with softball and soccer fields, sand volleyball and basketball courts, batting cages, walking trails, a playground and pavilion, and a fishing pond. It hosts tournaments and seasonal community events for all ages.

Northeast Texas Trail: Adventure Without Limits

Cyclists, hikers, and horseback riders will love having access to this 130 mile "rail-to-trail" path. It offers a peaceful, scenic route through the Texas countryside, linking rural communities across Northeast Texas. The nearest trailheads are a short drive from the property.