

FAQ SHEET

PROPERTY: 5000 FM 2947 | GREENVILLE, TX

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

A: Yes. This is a turnkey hobby farm. The sale includes two Katahdin sheep (one male, one female), a chicken coop, and a bunny shed. Additionally, all related agricultural equipment, two refrigerators, and one freezer stay with the property.

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 currently benefits from an Agricultural Exemption, which significantly reduces the annual property tax burden. Because the home is located outside the city limits and ETJ, there are no city taxes or heavy zoning restrictions.

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 under a 10-year builder's structural warranty, which is fully transferable to the new owner.

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

A: There is a small creek at the back of the acreage. While the home itself is positioned safely, a flood plain disclosure is available to show the exact portion of the back acreage affected.

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

A: Because of its location and acreage, the property is USDA eligible, which may allow for 0 down payment options for qualified buyers. It also meets all standard FHA, VA, and Conventional requirements.

Q: Is there an active homestead exemption?

A: While a homestead exemption is not currently active, once a buyer files for it, they will save approximately \$1,400 - \$1,800 a year.

TOP FIVE

ACTIVITIES & ATTRACTIONS NEAR THIS HOME

1. Lake Tawakoni State Park:

The Ultimate Outdoor Escape Just minutes away, this 37,000-acre lake is a haven for nature lovers. Enjoy world-class bass fishing, miles of hiking and mountain bike trails, and sandy swimming beaches. It's the perfect spot for a weekend camping trip or a sunset picnic.

2. 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, an award-winning Texas staple, for a wine tasting or live music on the patio.

3. 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 soldier of WWII, while showcasing the fascinating "Cotton Kingdom" history that built the region.

4. Greenville Sports Park:

Active Fun for Everyone This 140-acre facility is the heart of the community's recreation. With a splash pad, fishing pond, walking trails, and numerous sports fields, it's a premier destination for family outings and seasonal community events.

5. Northeast Texas Trail:

Adventure Without Limits Cyclists, hikers, and horseback riders will love having access to this 132-mile "rail-to-trail" path. It offers a peaceful, scenic route through the Texas countryside, connecting you to 19 different rural communities.