

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 16376 TEXAS HIGHWAY 11 E

WINNSBORO, TX 75494



\$599,000



3,086 sqft



4 beds



4 baths

---

## DESCRIPTION

Welcome to this stunning 50-acre farm tucked away in the peaceful countryside—an incredible opportunity to own your own private slice of East Texas paradise. Surrounded by breathtaking views, the property features several stocked ponds, rolling pastures, and mature trees that create a serene and picturesque setting. Step outside and discover everything needed for country living, including a barn, greenhouse, fenced pastures, garden space, chicken houses, and corral—perfect for those seeking a self-sustaining lifestyle. The property is serviced by a deep water well for reliable well water access. For outdoor enthusiasts, this land is also a hunter's dream, offering opportunities for hog and deer hunting right on your own property. Conveniently located just a short drive from Sulphur Springs and Winnsboro, you'll enjoy the perfect blend of privacy and accessibility. Whether you're looking for a homestead, investment property, recreational retreat, or future development opportunity, the possibilities here are endless. Seller open to subdividing into 3 different properties: 20 wooded acres, 20 acres with house and 9 acres with mobile home. The property includes two homes: a charming farmhouse ready for updates and a mobile home with additions. The main house could be a fantastic fixer-upper, a comfortable place to live while building your dream home, or both homes could offer rental income potential.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21246697

**YEAR BUILT:** 1962

**COUNTY:** Hopkins

**TRACT OR SUBDIVISION:** LAZARIN

**LIST DATE:** 04/22/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,086

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 49.25

**LOT SIZE (SQFT):** 2,145,460

## INTERIOR FEATURES

### APPLIANCES:

- Dishwasher

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Carport

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Other

### SIDING:

- SeeRemarks

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

### FENCING:

- Partial

## UTILITIES

### HEATING/COOLING:

- None


# ADDITIONAL PROPERTY DETAILS

**AMENITIES:**

- EatInKitchen

**SECURITY FEATURES:**

- SmokeDetectors
- 

**LISTED BY:** Vannoy Lin Reynolds 

**BROKERED BY:** The Agency Tyler