

# 254 +/- Acres

FM 1836, Kaufman TX 75142

# FOR SALE

**\$838,200**

## WORKING CATTLE RANCH NEAR DALLAS

### DIRECTIONS

From Dallas take US 175 South to Kaufman exit, SH 34 Left, (North) to FM 1836 Right, 3.7 miles to Property on Left, Sign on Property



**RE/MAX Landmark**  
**113 North Frances Street**  
**Terrell, TX 75160**

**[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)**

Information herein deemed reliable but not guaranteed.



Brought to You Exclusively By  
**Frank J. Roberts, ALC**

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# 254 +/- Acres

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**Frank Roberts**  
**LAND TEAM**

**\$838,200**

**Ag  
Exempt**

254 +/- Acre Working Cattle Ranch only 30 mi from Dallas, near Kaufman. Improved pastures, recently installed fence along hwy, cross fenced. Good ponds, barn. Great site for your dream home. This is a great place to build a home, run livestock, horses, and hunt. Nice property. Seller Financing Available.

**TOPOGRAPHY:**

Level  
Rolling  
Sloped

**SOIL:**

Sandy Loam & Clay

**BUILDINGS:**

Equipment Barn/Shed

**PROPOSED FINANCING**

Cash  
Conventional  
Federal Land Bank  
Owner Carry First

**CROPS/GRASSES:**

Coastal Bermuda  
Native

**FENCING:**

Barbed Wire

**UTILITIES:**

Asphalt  
Co-op Water  
Co-op Electric  
Outside City Limits

**ROAD FRONTAGE:**

Asphalt  
FM Road

