

389 +/- Acres

9498 FM 1836—Kaufman, TX 75142

FOR SALE

\$1,162,721

WORKING RANCH NEAR DALLAS IS READY FOR YOU

DIRECTIONS

US Hwy 175 SE to Kaufman, exit SH 243 through town to Wilson Road, Right to FM 1836 Left for 7 mi. Property on Right, Sign on Property



Video Tour Available



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

www.frankrobertslandteam.com
www.frankroberts.remextexas.com



Brought to You Exclusively By
Frank J. Roberts, ALC

REALTOR, Owner

OFFICE: 972-524-0689
FAX: 972-551-2525
frank@rmlandmark.com



Information herein deemed reliable but not guaranteed.

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OVERVIEW:

Rare find - have the best of both worlds! Must see this 389 +/- acre ranch with nice 3 bedroom, 3 bathroom, 2-car ranch-style home boasting 2 living areas; vaulted ceilings; wet bar; wood-burning stove; roomy island kitchen, and outdoor patio and pool area. Land features include guest house; pipe fencing around residences; large barn; good corrals; rolling improved pastures; and multiple stock ponds. Excellent location only 7 miles from town and 28 miles from Dallas.



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MAIN HOME:

- 2540 SF Brick Home
- Slab Foundation
- 3 Bedrooms, 3 Bathrooms and 2 Car Garage
- 2 Living Areas
- Wet Bar
- Woodburning Stove
- Island Kitchen
- Ceramic Tile & Carpet Flooring
- Central Heat & Air
- Landscaped Pool & Patio Area



Video Tour
Available



Enjoy 2 Living Areas with Vaulted Ceilings, Brick Accent Wall, Woodburning Stove, Wet Bar, Built-ins, Beautiful Brick Arches to Entryway, French Doors to Patio and Pool, and More!

Sunny Island Kitchen boasts Tons of Storage as well as an Eat-in Dining Area.

Roomy Bedrooms plus a full Bathroom in the Utility Room!



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PROPERTY
DETAILS:

ENJOY THE BLUE SKIES AND GREEN PASTURES OF THIS RANCH!

- Large Barn
- Good Corrals
- Pipe and Barbed Wire Fencing
- Multiple stock ponds and lake
- Improved, rolling Pastures
- Scattered Trees
- Clay & Sandy Loam soil
- Co-op Water
- Septic



Video Tour
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Guest Home



Rolling Pastures



Corrals off Barn

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