

Additional  
70+ Ac.  
Available

**139 +/- Acres**  
**17550a CR 4057—Kemp, TX**

**FOR SALE**

**\$685,000**

## **HORSE & CATTLE FACILITY NEAR DALLAS**

### **OVERVIEW**

Near Dallas: 139 acres, horse training facility, excellent horse and cattle facilities, traditional ranch style home 3-3-1, incl. 2 stable barns w. 33 stalls, equipment barn, 2 round pens, working pens, highly improved pastures with mature scattered hardwoods. 2 add'l houses for tenant or workers.



**RE/MAX Landmark**  
**113 North Frances Street**  
**Terrell, TX 75160**  
**[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)**



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

**BROKE ASSOCIATE, OWNER**

**OFFICE: 972-524-0689**

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**[frank@rmlandmark.com](mailto:frank@rmlandmark.com)**





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**RESIDENCES**

- Traditional ranch style home
- 2906 SF
- 3 bedrooms and 3 bathroom
- Central Heat and A/C
- Kitchen w. Breakfast Bar and Eat-in Dining
- 2 additional houses for tenant or workers



**MAIN HOME : DINING**



**MAIN HOME : KITCHEN**



**MAIN HOME : GREAT ROOM**



**MAIN HOME : STUDY**



**MAIN HOME : MASTER BEDROOM**



**TENANT HOME AT ENTRY**



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**FACILITY  
FEATURES:**

- 2 stable barns w.  
33 stalls total
- Horsewalker
- Equipment barn
- 2 round pens
- Working pens  
with loading  
chutes



**Paddock Area**



**Inside 24-Stable Barn**



**24-Stable Barn & Paddock**



**Paddock Area**



**24-Stable Barn—Paddock—Horsewalker**



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**GROUND  
FEATURES:**

- Highly improved pastures with scattered hardwoods
- 4 Ponds and a creek
- Pipe & Barbed Wire Fencing
- Cross-fenced

**UTILITIES:**

- Co-op Water
- Co-op Electric
- Septic



**STABLE BARN #2—9 STALLS**



**WORKING PENS W. LOADING CHUTE**



**PASTURE**



**LARGE 140' DIAMETER ROUND PEN**



**WORKING PENS & BARN**



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# 139 +/- Acres

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Frank Roberts  
**LAND TEAM**

**\$685,000**

## Additional Acreage Available either Separately:

- **70 +/- Acres** at West end of property beyond creek for **\$140,000**

**OR Together!**

- **209 +/- Acres TOTAL**  
for **\$825,000**



Additional  
70+- Ac.  
Separately  
or Together!



## DIRECTIONS

From Dallas US 175 South to Kemp, exit SH 274 Right (South) for 2.4 mi to FM 148, Right (West) 3.5 mi to CR 4057 Left (South) 1.5 mi to property, Sign on Property

