

# 56 +/- Acres

Private Road 6605—Mabank, TX 75147

# FOR SALE

**\$151,200**

## COME BUILD YOUR DREAM COUNTRY HOME

### DIRECTIONS

From Dallas take US Highway 80 to I-20 merge in Terrell, continue on I-20 to FM 47, Right (S) 9 mi to FM 90 Right 3 mi to Pvt Rd. 6605 Right to end of road. Sign on Property



**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**

REALTOR, Owner

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Information herein deemed reliable but not guaranteed.

# 56 +/- Acres

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Frank Roberts  
**LAND TEAM**

**\$151,200**

**LOT DESCRIPTION:**

Build your country home on this 56 acre tract straddling Van Zandt and Kaufman county lines. 2 nice ponds, good grass for cattle and horses, and seller says great for fishing and deer. Already has water and septic. Priced to sell quickly!

**PROPOSED USE:**

Agriculture, Equine, Exotics, Grazing, Hunting/Fishing,  
Mobile, Residential Single

**UTILITIES:**

Co-op Water  
Co-op Electric

**TOPOGRAPHY:**

Sloped

**ZONING INFO:**

Agricultural , Not Zoned

**CROPS/GRASSES:**

Coastal Bermuda  
Native

**SOIL:**

Sandy Loam

**FENCING:**

Barbed Wire & Cross-fenced

