

# 74 +/- Acres

5582 CR 107—Kaufman, TX 75142

# FOR SALE

~~\$480,000~~

**JUST  
REDUCED  
\$350,000**

## RANCH OPPORTUNITY W. HOME, SHOP, ACREAGE



Just Reduced



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

[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)  
[www.frankroberts.remaxtexas.com](http://www.frankroberts.remaxtexas.com)



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

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Information herein deemed reliable but not guaranteed.

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**LAND TEAM**

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## HOME FEATURES

- Brick construction with piers beam slab foundation
- Central Heat & Air
- Ceiling Fans
- Concrete, carpet & vinyl flooring
- Split bedrooms
- Walk-in closets
- Decorative lighting
- Paneling
- Full wet bar
- Built-in cabinets and sink in utility



**Ranch-style 3 bedroom, 3 bathroom home,  
just right for family getaway or country home!**



**Living Room with Concrete Flooring +  
Metal Box Fireplace and long brick hearth**



**Kitchen and Living Room flow easily for  
good entertaining**



**Full Wet Bar Area**



**Master Bedroom**



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## LAND FEATURES

- Pastures, creek and large lake
- Utilities: Outside city limits; co-op water & electric; septic
- Barbed Wire, Pipe, and Cross Fencing
- Cattle Working Pen and Corrals

**Good cattle operation as well as a nice large lake stocked with fish, and recently built shop & detached garage to store vehicles.**



**Outside Open Stone Patio with shade tree and grilling area**



**Large stocked lake**



**Large metal workshop/detached garage**



**Inside of workshop**



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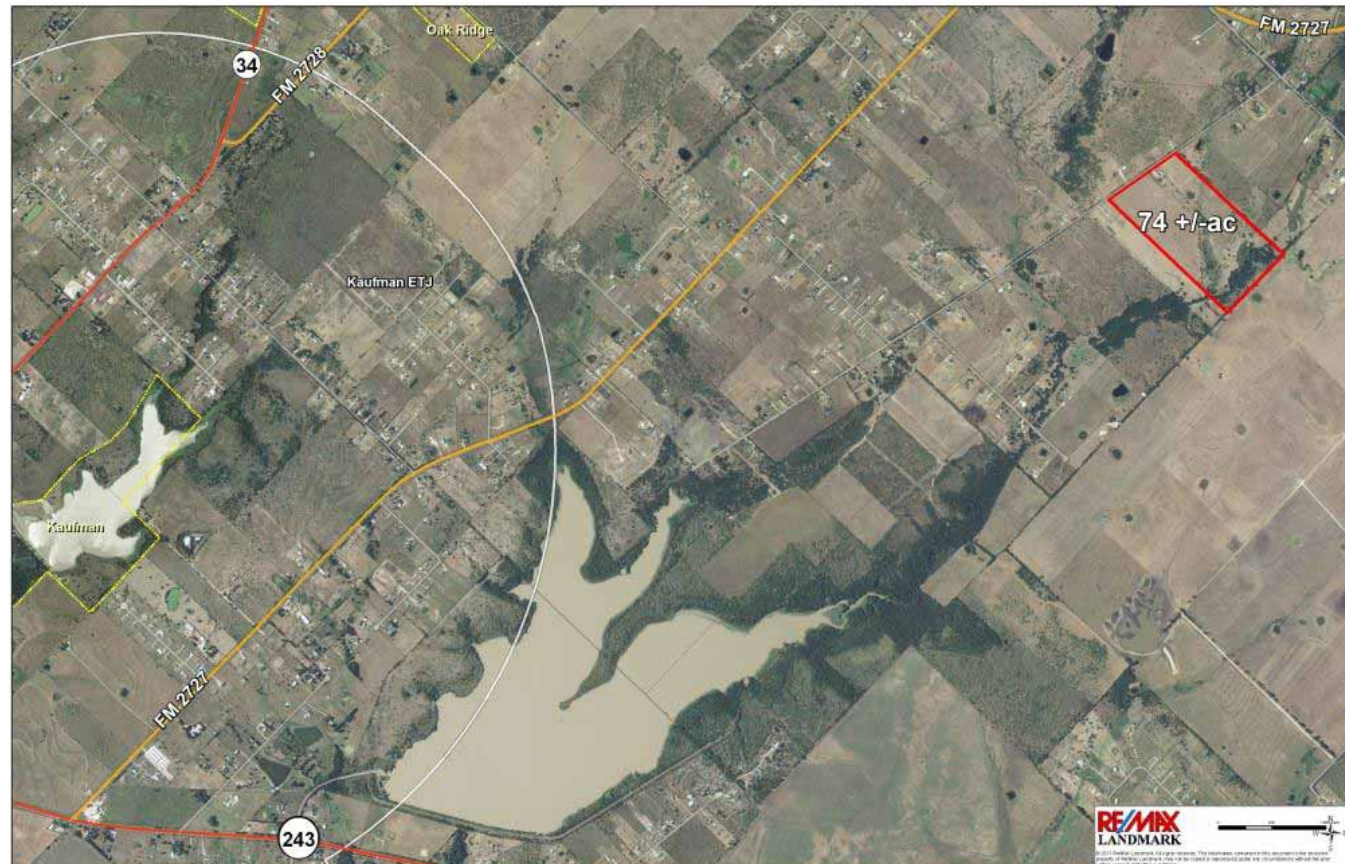
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## DIRECTIONS

From Dallas US 175  
21 miles to SH 243  
exit in Kaufman, thru  
Kaufman to FM 2727  
approx. 2.8 mi left 3  
mi to CR 107 on  
Right. Bear left to sign  
on Right



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