

The Marsh

50± acres | \$1,200,000 | Kaufman, Texas | Kaufman County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

The Marsh

Introducing The Marsh, a premier 50-acre recreational retreat perfectly positioned just east of Kemp, Texas—only 15 minutes southeast of Kaufman and under an hour from the Dallas-Fort Worth Metroplex. Tucked away with easy access to Highway 175 and just minutes from the recreational haven of Cedar Creek Lake, this unique property sits in Kaufman County—one of the fastest-growing counties in the United States—making it a rare blend of accessibility, privacy, and long-term upside.







Waterfowl • Hunting • Recreation

Designed with the discerning sportsman in mind, The Marsh is wildlife tax exempt and expertly engineered for elite waterfowl and deer hunting. The property features three professionally developed marshes, each equipped with an underground piping system that allows for independent planting, flooding, and draining—an ideal setup for seasonal duck attraction. Two large, deep-water storage ponds ensure ample water supply, while a dedicated irrigation system with dual 1,000-gallon tanks supports optimal grain growth for food plots.

Beyond the duck blinds, The Marsh offers prime deer and hog hunting in a large, heavily wooded section of the property, complete with an elevated deer blind, food plot, and feeder. With electricity in three strategic locations, including the duck marsh and hunting areas, this property is ready for immediate use.







Additional Features

Private gated entrance for security and seclusion

Storage building with electric pumps and piping infrastructure

Abundant wildlife including ducks, deer, hogs, and excellent fishing opportunities













Whether you're seeking a turn-key hunting escape, a legacy family property, or a long-term land investment in a booming growth corridor, The Marsh delivers. Opportunities to own well-located, fully developed hunting land this close to DFW are increasingly rare—don't miss your chance to claim this private waterfowl haven in the heart of North Texas.

Price

\$1,200,000



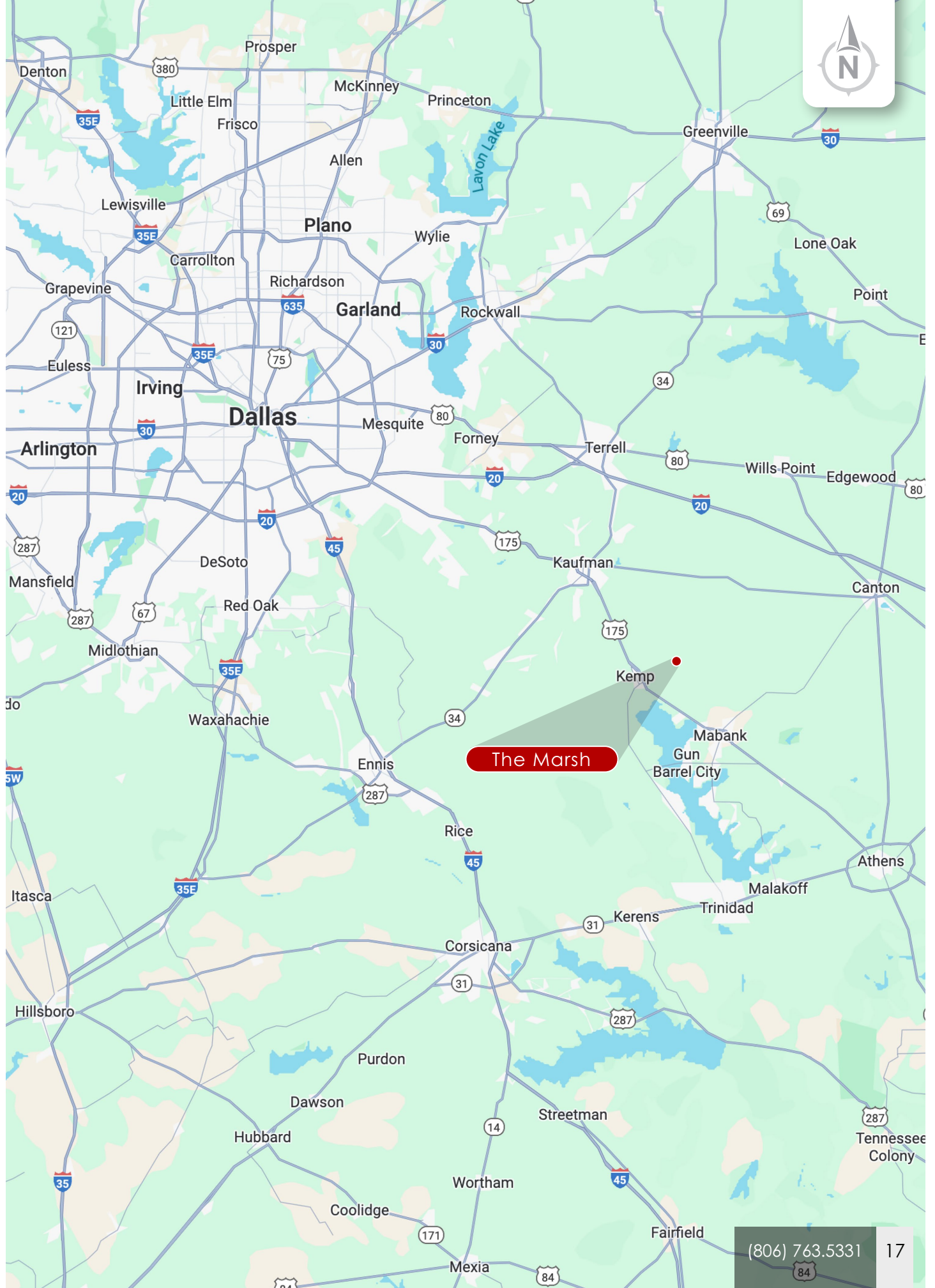
Remarks

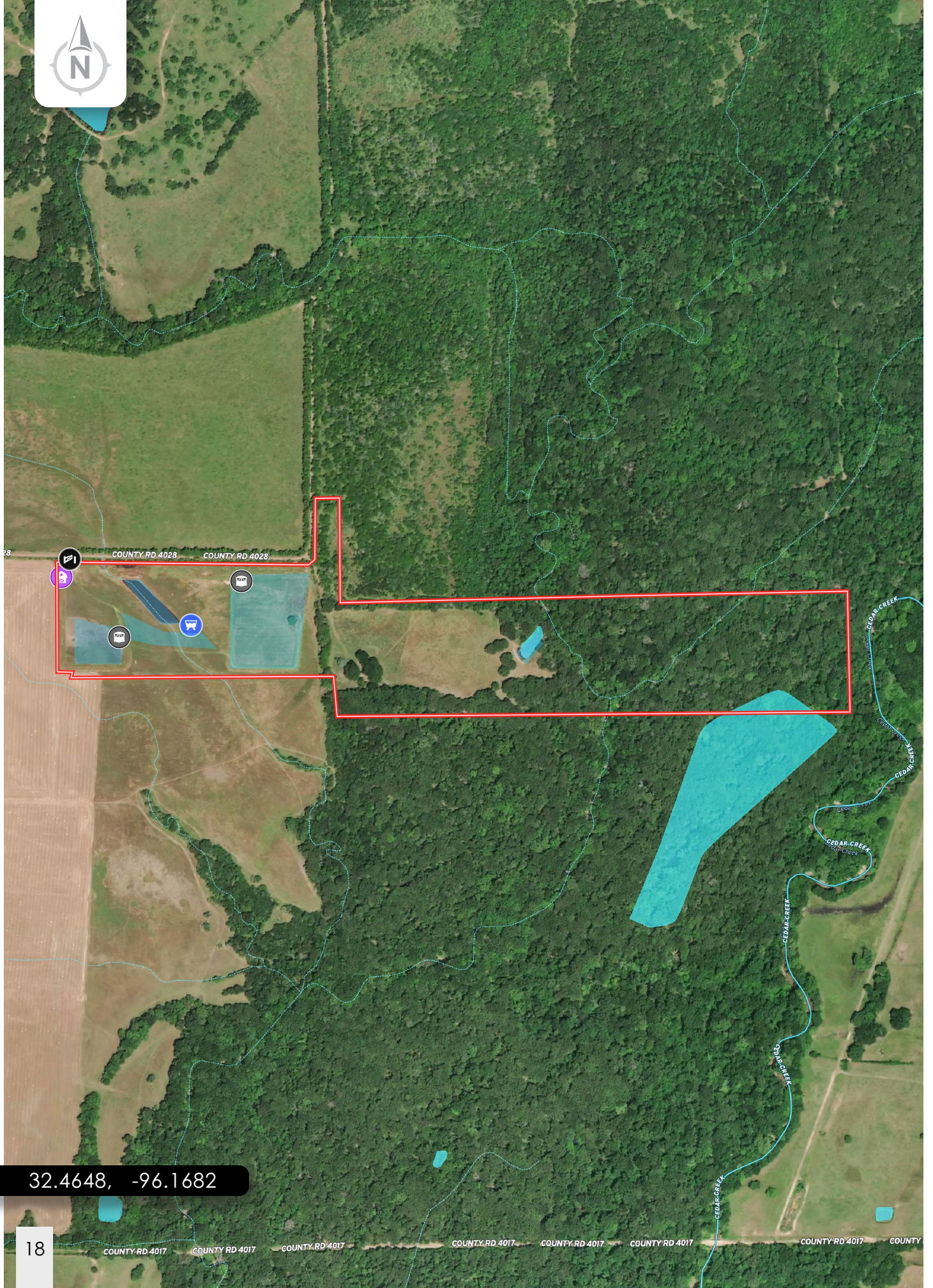
The Marsh is a turnkey hunting property within an hour of the DFW Metroplex. Whether you are a serious waterfowl hunter or looking for a trophy deer and or hog, this property offers both. It has the irrigation system in place for the ducks and the blind with feeder for the deer and hogs. With creeks running through the ranch including Cedar Creek, the game have protected travel corridors along with huge trees and cover. If you are looking for family hunting spot and or a place to hunt with friends, this place deserves a visit.

For more information or to schedule a tour, call Layne Walker today at (214) 244.6484.

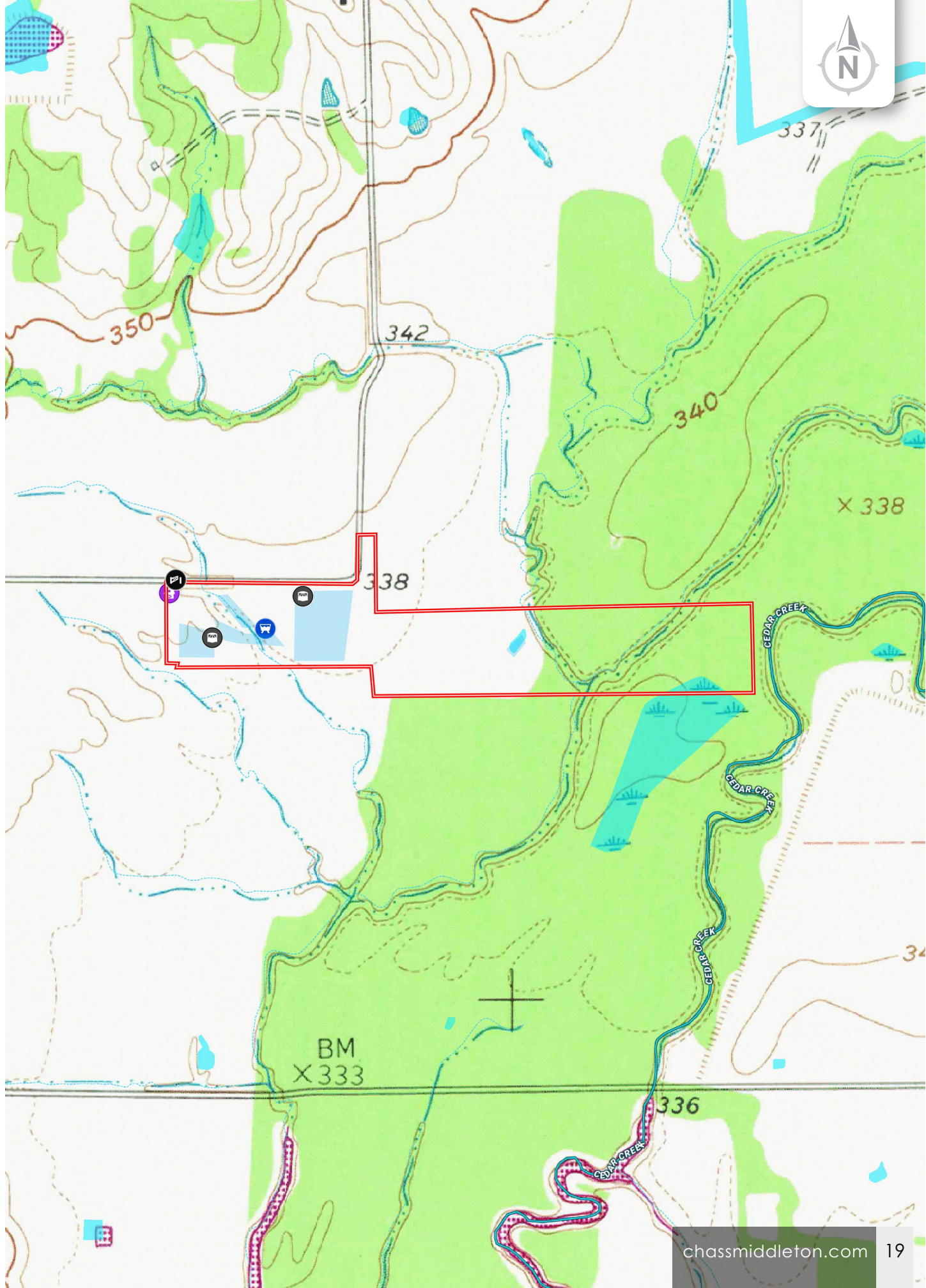








32.4648, -96.1682



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Layne Walker

Associate Broker • TX

(214) 244.6484

layne@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

