

FOR SALE

Groom Farms ±51 Acres

12960 County Road 4006

Mabank, Texas 75147

\$1,049,000

This Beautiful East Texas Property is approximately 51 acres in Kaufman County. Situated in Mabank, Texas this property has a 1 acre pond almost 30 feet deep! The land is flat, has pasture land, and forest land. This property was previously a Crepe Myrtle farm with many beautiful trees. Located less than 2 miles from Cedar Creek Lake.



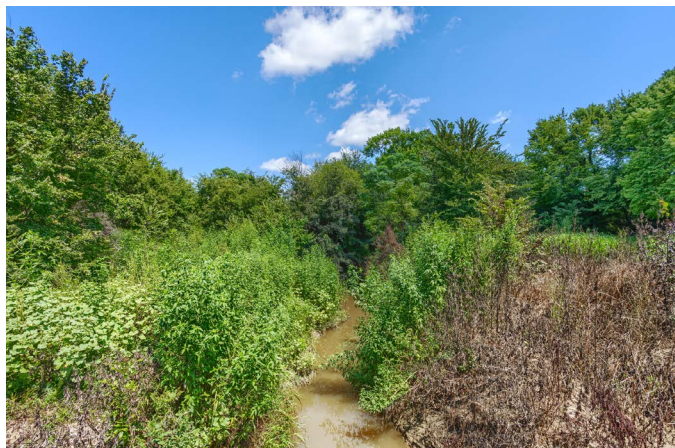
One hour from Dallas - One hour from Tyler



- 25' Deep 1 Acre Pond
- Pasture Land
- Forest Land
- Great Location
- Wildlife



This property has the potential to become a homestead or a prime development



- Land Bank
- Development
- Recreation
- Raise Livestock
- 2 Miles from Cedar Creek Lake

