

17754 County Road 4052, Kemp, TX 75143
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Kemp, TX 75143

\$455,640
30.37± Acres
Kaufman County



17754 County Road 4052, Kemp, TX 75143
Kemp, TX / Kaufman County

SUMMARY

Address

17754 County Road 4052

City, State Zip

Kemp, TX 75143

County

Kaufman County

Type

Lot, Farms, Ranches

Latitude / Longitude

32.386039 / -96.279321

Acreage

30.37

Price

\$455,640

Property Website

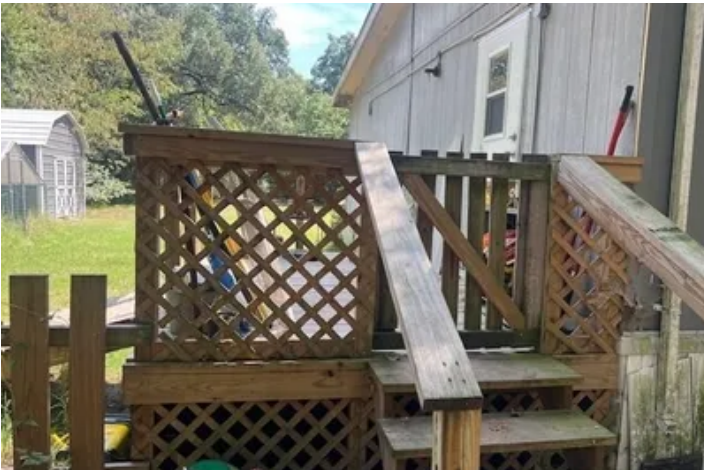
<https://ranchmanproperties.com/detail/17754-county-road-4052-kemp-tx-75143/kaufman/texas/88874/>



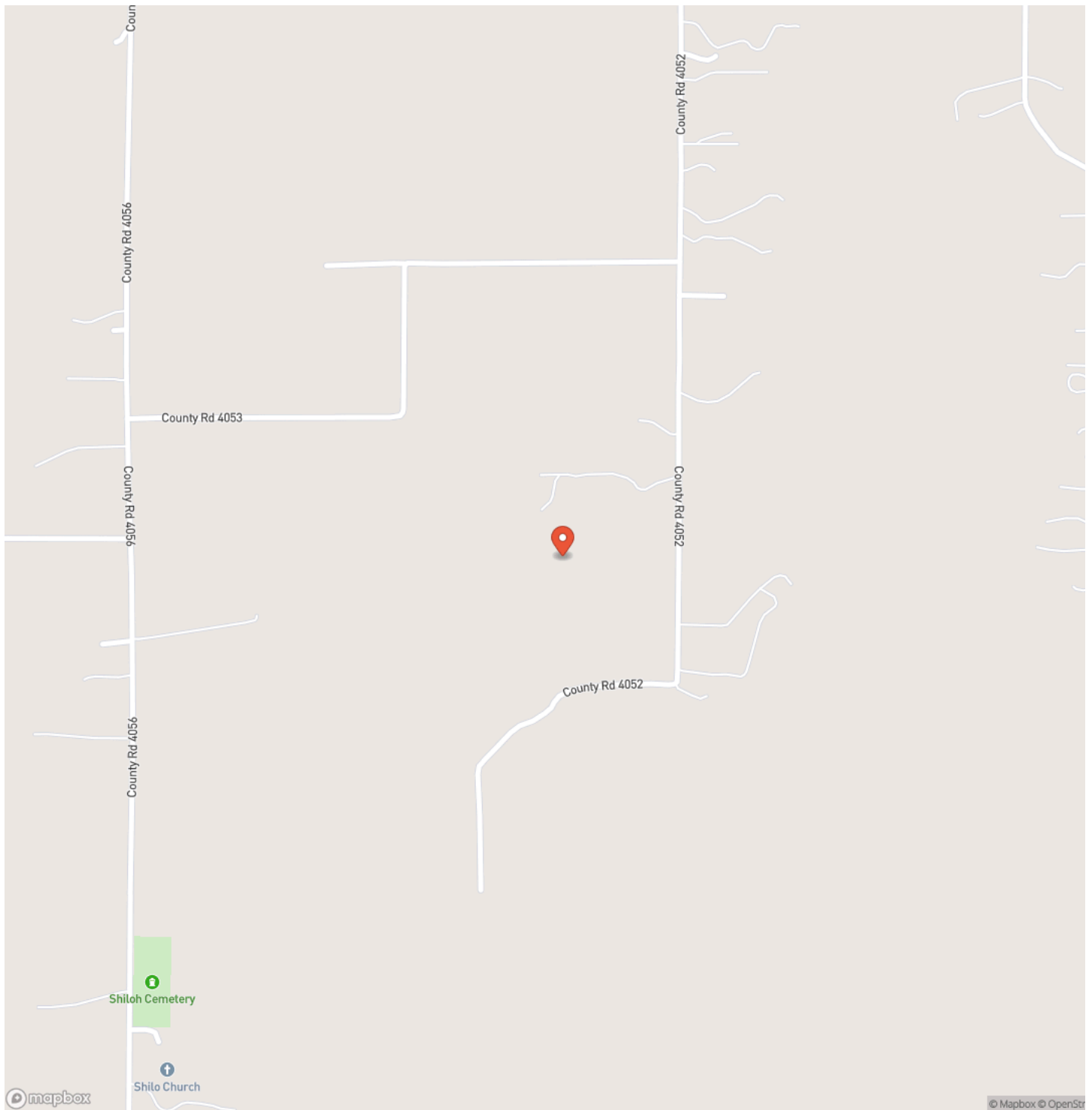
PROPERTY DESCRIPTION

Beautiful and peaceful 30.376 acres located on County Road just minutes from town, offering both convenience and seclusion. As you enter the property, you are welcomed by a private drive that leads into a stunning wooded oasis filled with mature trees, open clearings, and the serene sounds of nature. This land is truly a retreat for anyone seeking a balance of privacy, beauty, and functionality. The property is abundant with wildlife, making it a hunter's paradise or a nature lover's dream. Regular visitors include dove, quail, and deer, with the occasional hog passing through. With a wildlife exemption already in place, you will enjoy the benefit of lower property taxes while preserving the natural habitat that makes this land so special. Included with the property is an older mobile home that will convey "as-is" and is currently occupied. This could serve as a temporary living space, a guest house, or even a potential rental opportunity while you design and build your dream home, ranch headquarters, or weekend retreat. Another unique feature of this property is that it lies within an Opportunity Zone, offering potential tax incentives for investors and developers looking to maximize the land's value. Whether you envision it as a private homestead, a recreational getaway, or a long-term investment, this tract offers endless possibilities. Don't miss the chance to own this remarkable piece of land with its combination of natural beauty, wildlife, and investment potential, all just a short drive from town. This is a rare opportunity to enjoy the peace and quiet of the countryside without sacrificing convenience.

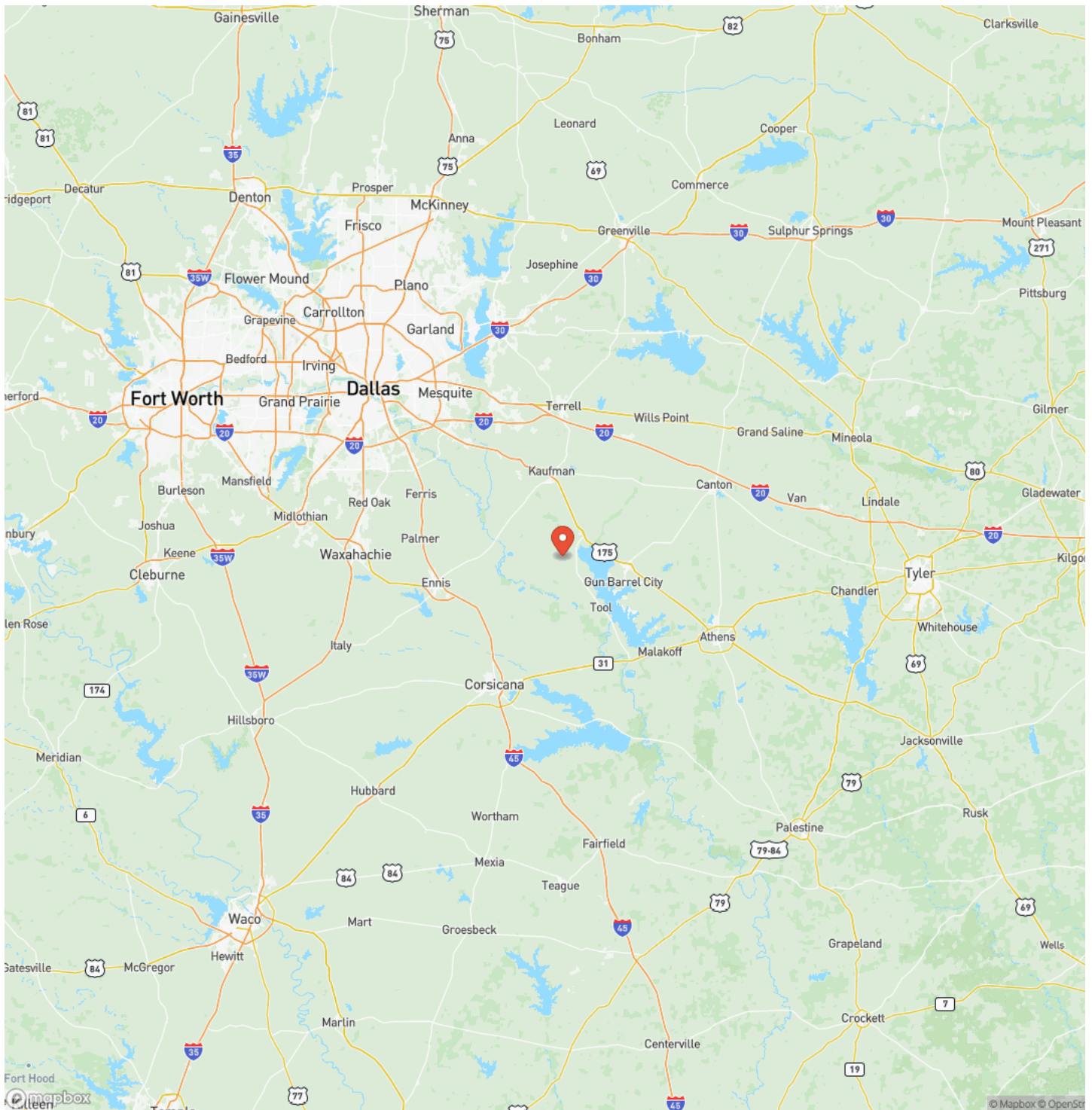
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Locator Map

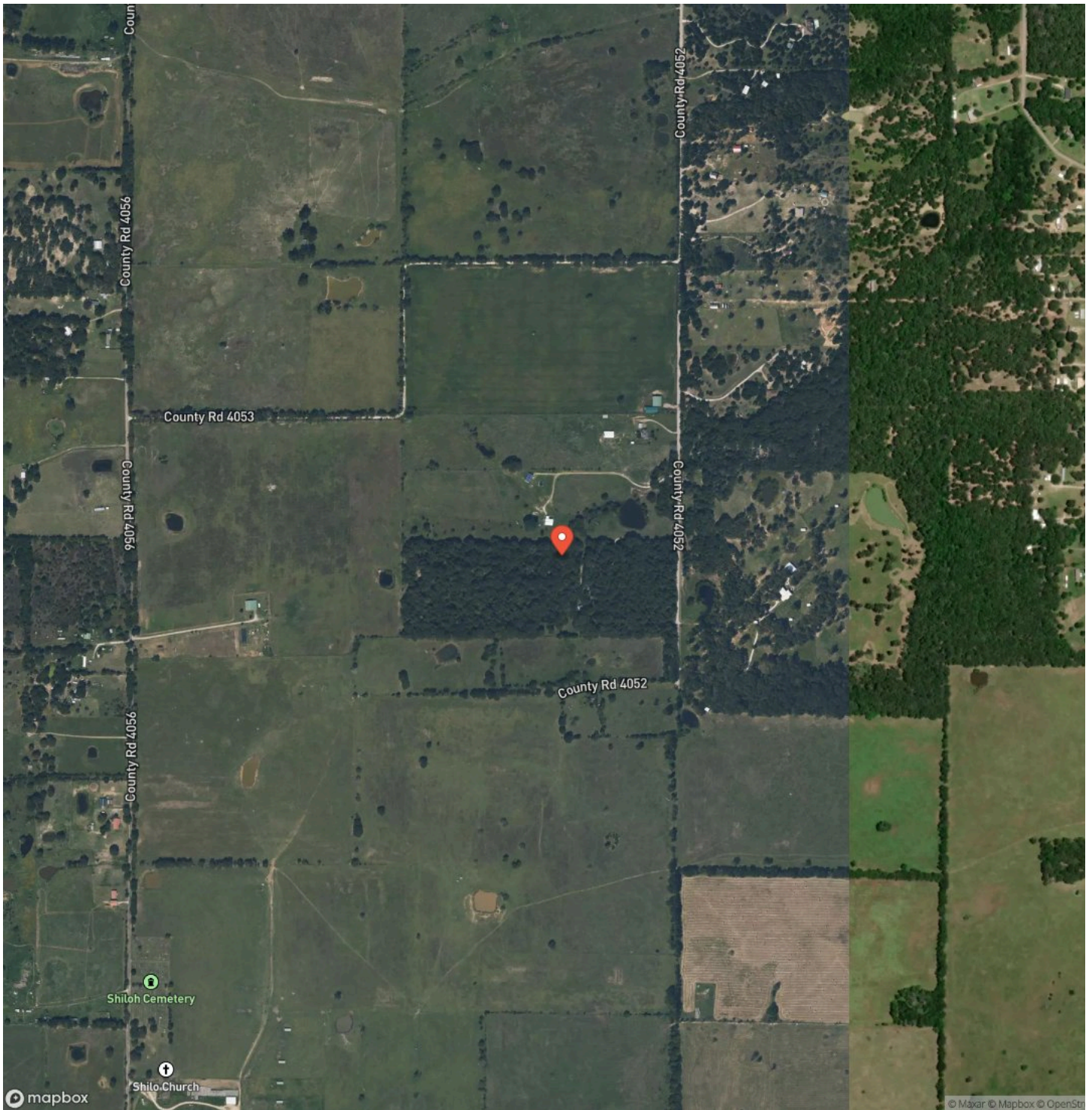


Locator Map



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Satellite Map



17754 County Road 4052, Kemp, TX 75143
Kemp, TX / Kaufman County

LISTING REPRESENTATIVE

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NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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