

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

**\$455,640**  
30.37± Acres  
Kaufman County



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Kemp, TX / Kaufman County

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**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/>



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**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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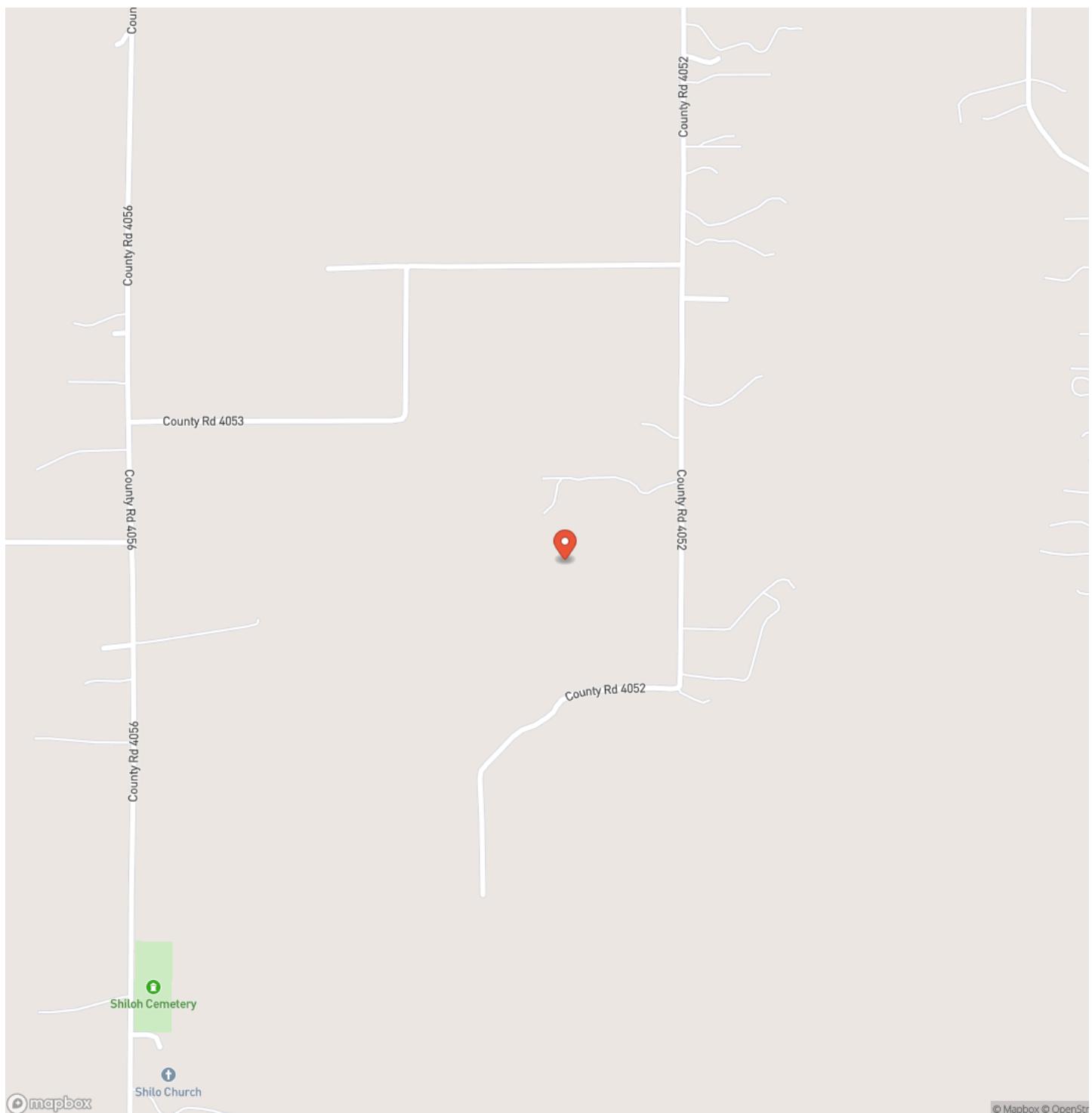
Kemp, TX / Kaufman County

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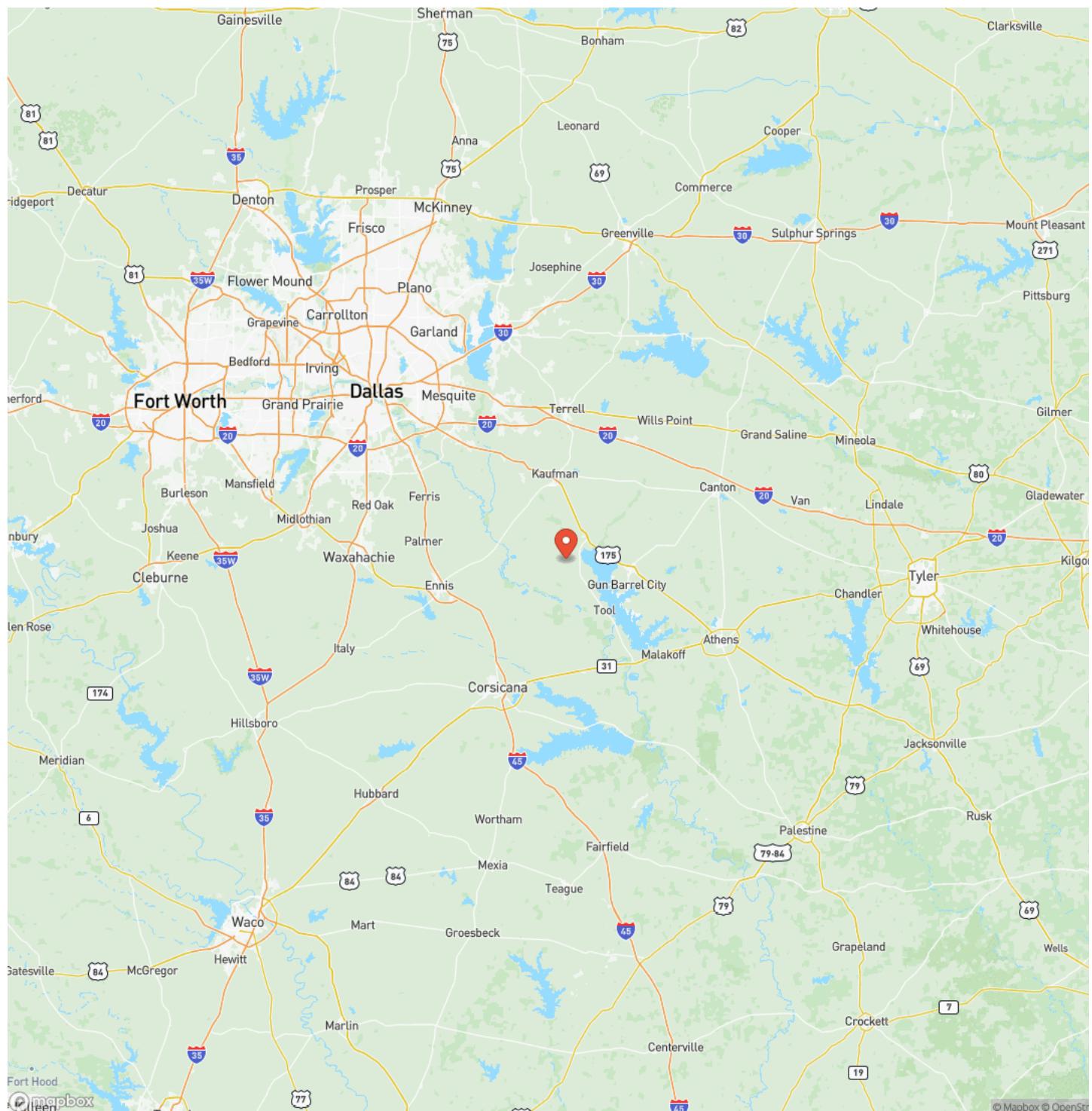


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## Locator Map

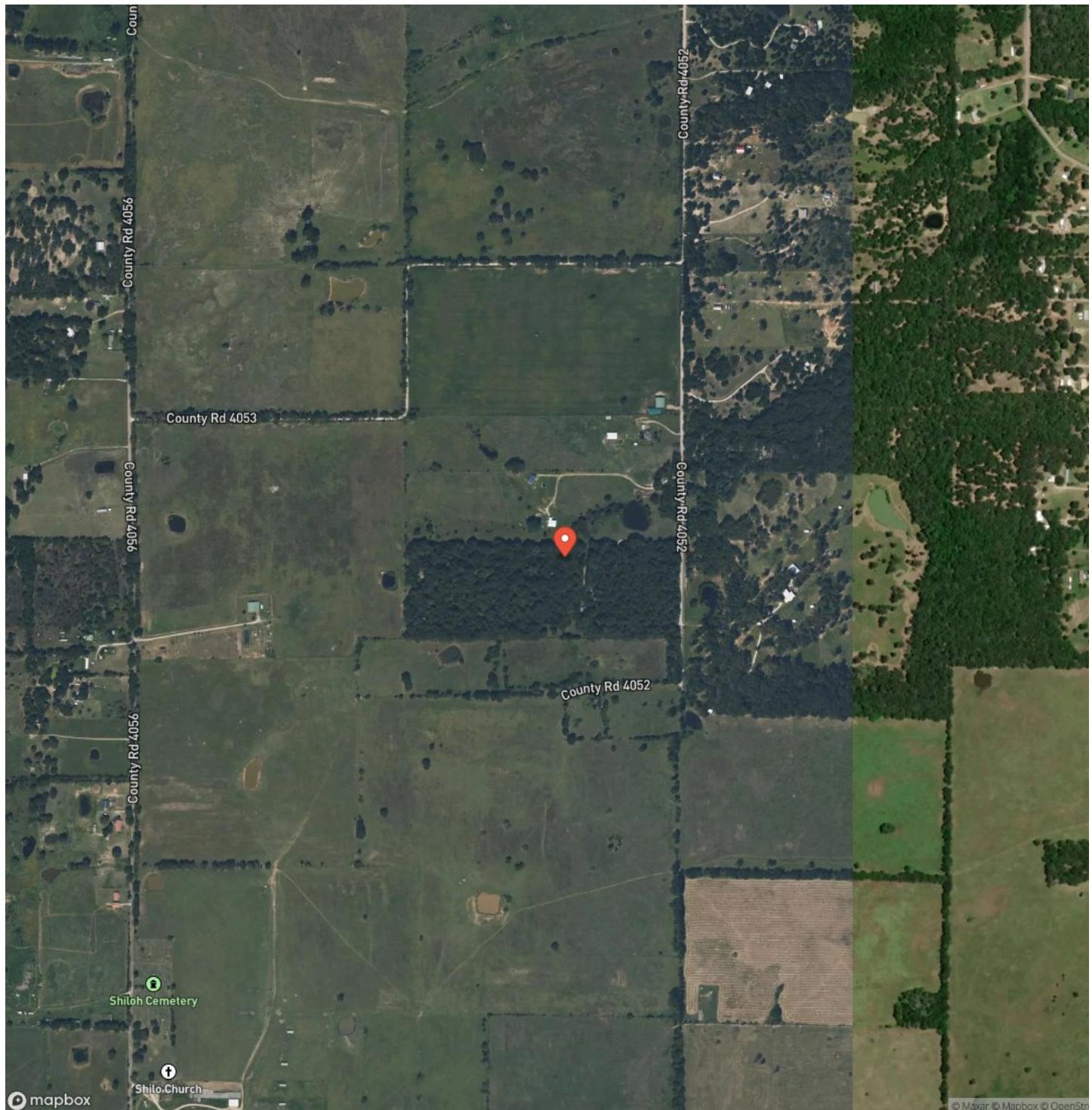


## Locator Map



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## Satellite Map



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

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jill Hogg

## Mobile

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## Office

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## Email

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## Address

**City / State / Zip**  
Stephenville, TX 76401

## NOTES



## **MORE INFO ONLINE:**

RanchmanProperties.com

## NOTES



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RanchmanProperties.com

## **DISCLAIMERS**

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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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**Ranchman Properties Team**  
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