

110+/- Acres Kaufman County

Located just north of Kaufman, this 110 acre tract is ideal for a cattle operation or would make a wonderful homesite. Coop water with meter in place and TVEC electricity on site. There are 5 tanks on the property, one with a dock and concrete spillway ready to be fished. The property has been under extreme care with improved bermudagrass being bailed in the summer and over seeded with wheat for the winter season. very good producing fields help the cattle operation year round complete with covered working pens. There is also a 50x70 equipment barn with part being totally enclosed. Fences are in good to great shape and property is cross fenced into 5 separate pastures. call today for your showing.



\$935,000

Matthew Stovall, Realtor

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225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Kaufman
- Schools – Kaufman I.S.D.
- Pasture –110 acres
- Cultivated –None
- Surface Water – 5 Tanks
- Water – Co-Op Water
- Soil Type –Wilson Clay, Loam
- Terrain – Flat to Slightly Rolling
- Hunting – Bird
- Outbuildings –Barn & Covered Pens
- Minerals owned – None to Convey
- Minerals Convey – None
- Ag Exempt – Yes
- Taxes - \$ \$102
- Price Per Acre - \$ 8,500
- Price - \$935,000
- MLS - 14437404



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