

Tract 6 Big Creek Farms
County Road 3060
Ben Franklin, TX 75415

\$325,128
47.120± Acres
Delta County



Tract 6 Big Creek Farms Ben Franklin, TX / Delta County

SUMMARY

Address

County Road 3060

City, State Zip

Ben Franklin, TX 75415

County

Delta County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

33.446571 / -95.726168

Acreage

47.120

Price

\$325,128

Property Website

<https://arrowheadlandcompany.com/property/tract-6-big-creek-farms-delta-texas/78251/>



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Ben Franklin, TX / Delta County

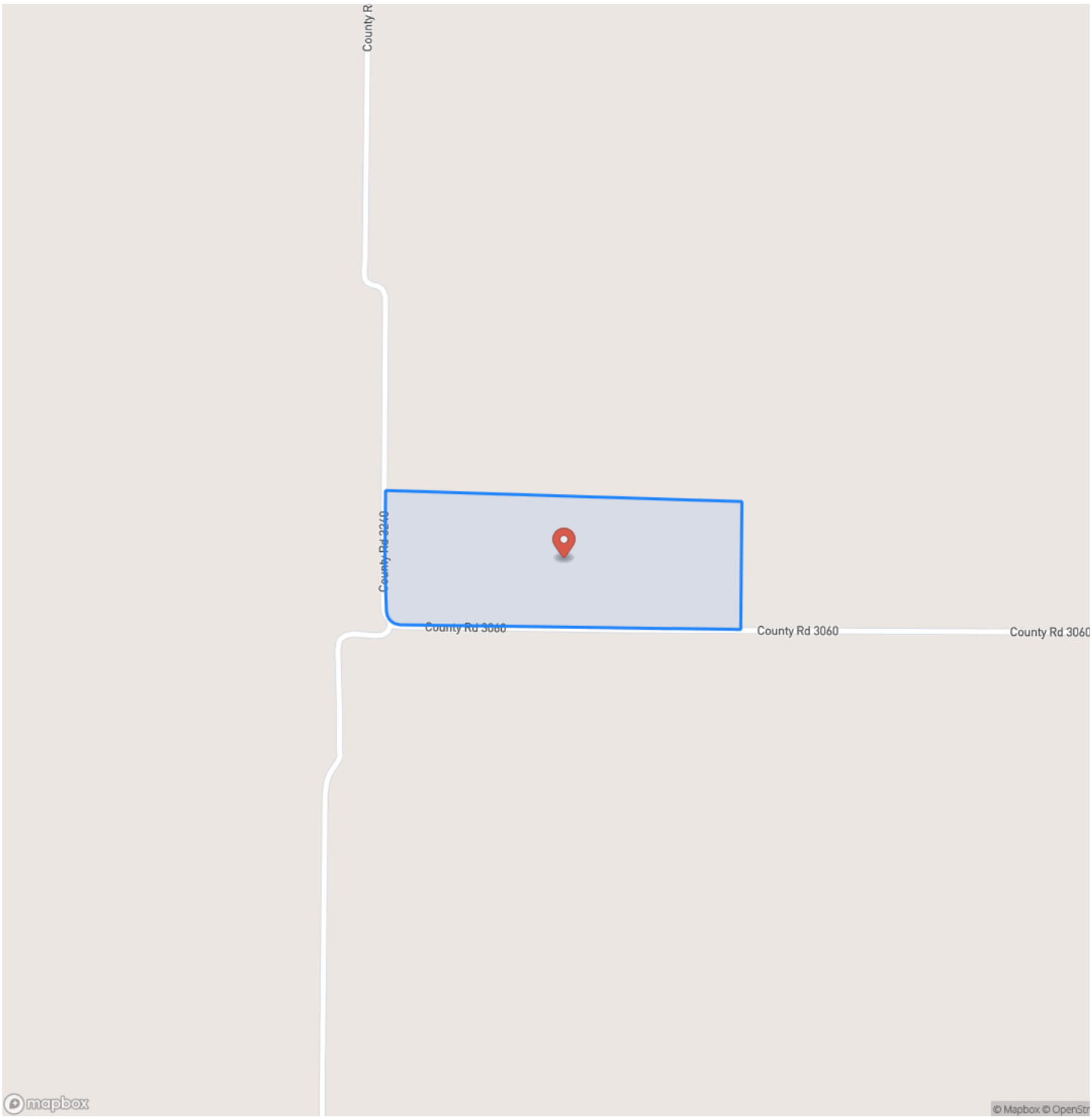
PROPERTY DESCRIPTION

Tract 6 of Big Creek Farms is a 47.12 +/- acre property in Delta County, Texas! This tract features a tributary of Big Creek running through it, providing a valuable water source for agricultural uses and for wildlife. There is some great fertile soil on the property, and it is currently used for farming corn, soybeans, and winter wheat. With 0.15 +/- miles of frontage along CR 3240 on the west side and 0.43 +/- miles of frontage along CR 3060 on the south side, the property is easily accessible. Additionally, utilities are readily available with a 2' waterline and single-phase electric along the road, making it convenient for potential development. With the expansion of the DFW metroplex, this property is a great opportunity to get ahead of the crowd and build a home on acreage in a beautiful part of the state. The farm is 13 +/- minutes from Cooper, 20 +/- minutes from Jim Chapman Lake, 30 +/- minutes from Paris, 35 +/- minutes from Bois D'Arc Lake, and no more than 1 hour and 30 +/- minutes from McKinney and Dallas. Along with Tract 6, there are additional tracts available. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

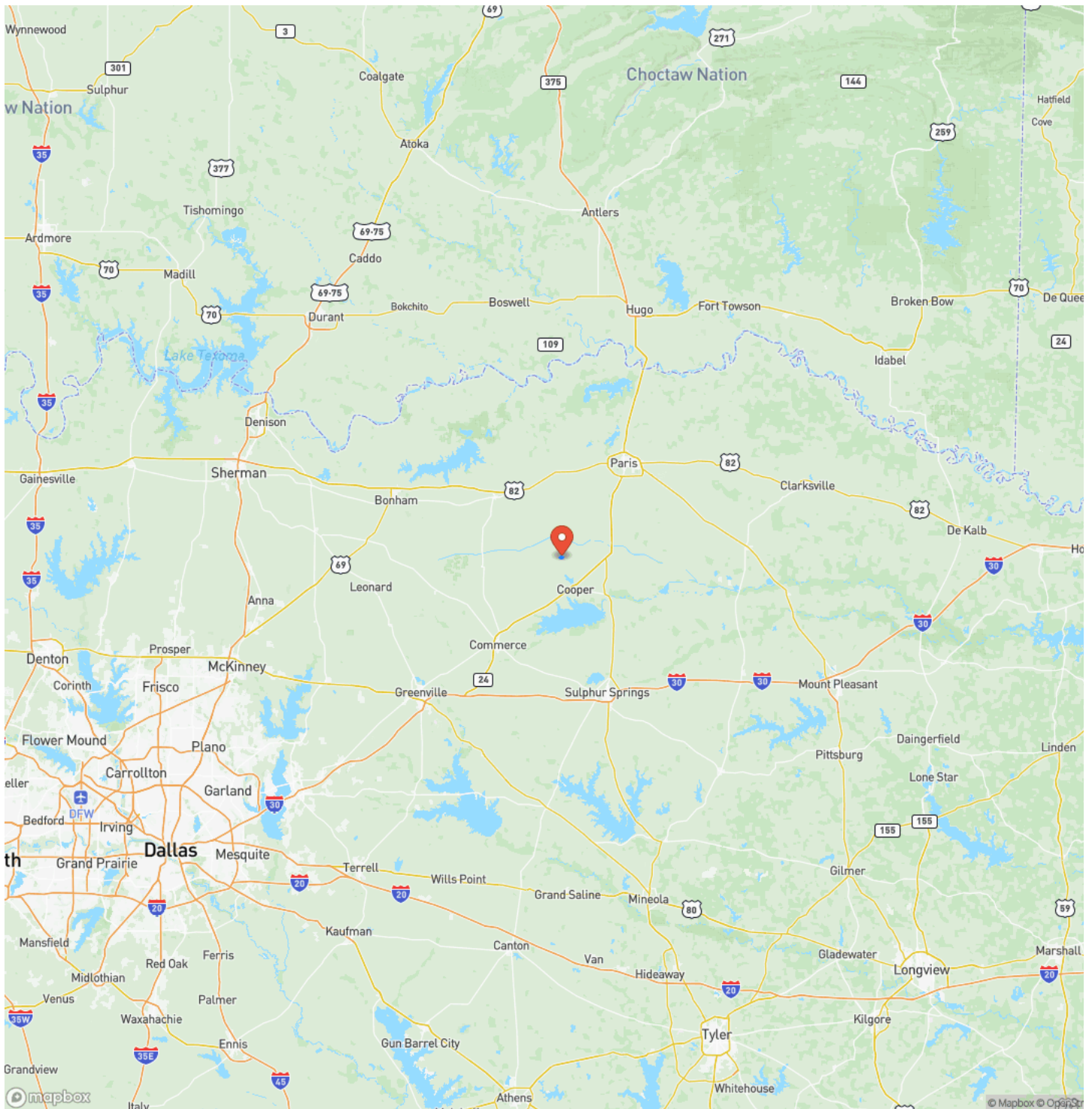
Tract 6 Big Creek Farms
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Locator Map



Locator Map



Satellite Map



Tract 6 Big Creek Farms
Ben Franklin, TX / Delta County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES



This image shows a blank 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.



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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