

**Tract 3 Big Creek Farms**  
County Road 3060  
Ben Franklin, TX 75415

**\$912,604**  
207.41± Acres  
Delta County



**Tract 3 Big Creek Farms**  
**Ben Franklin, TX / Delta County**

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**SUMMARY**

**Address**

County Road 3060

**City, State Zip**

Ben Franklin, TX 75415

**County**

Delta County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

33.452579 / -95.718206

**Acreage**

207.41

**Price**

\$912,604

**Property Website**

<https://arrowheadlandcompany.com/property/tract-3-big-creek-farms/delta/texas/78240/>



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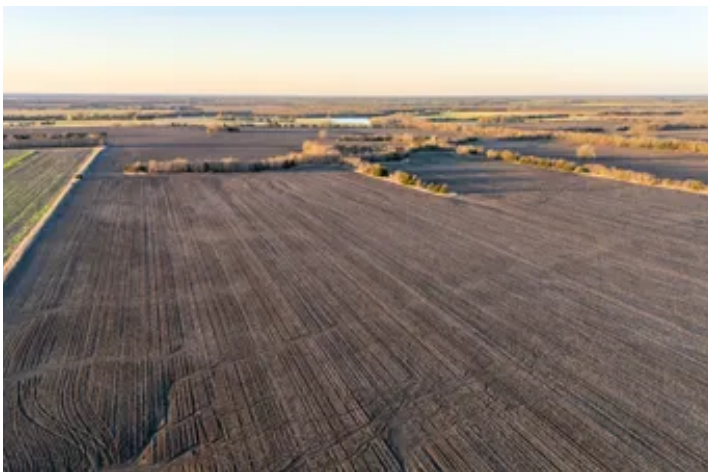
### **PROPERTY DESCRIPTION**

PRICE REDUCED!! Tract 3 of Big Creek Farms is an exceptional 207.41 +/- acre property located in Delta County, Texas! This farm offers a unique combination of agricultural potential, recreational enjoyment, and future development opportunities. With two ponds that hold water year-round and a creek running through it, the farm has some great water sources for agricultural uses and for wildlife. There are two patches of timber on the farm, one that touches the east boundary and one that touches the west. These areas provide great cover for wildlife, giving this tract the potential to be a great hunting farm. Currently, the land is being utilized for farming corn, soybeans, and winter wheat, showcasing the fertile Class 2 tillable soil that makes it ideal for agricultural production, giving you the opportunity to use it for continued agricultural use. The property is easily accessible, with 0.47 +/- miles of frontage along CR 3060 to the south and 0.24 +/- miles of frontage along CR 3070 to the north, making it convenient for location for potential building. With the expansion of the DFW metroplex, this property is a great opportunity to invest in this highly sought after area 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. Whether you are looking to expand your farming operations, invest in a development project, or own a great recreational farm, come check this one out before it's too late! Along with Tract 3, 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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## Locator Map

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## Locator Map

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## Satellite Map







## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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