

**Tract 5 Big Creek Farms**  
County Road 3240  
Ben Franklin, TX 75415

**\$328,483**  
69.89± Acres  
Delta County



**Tract 5 Big Creek Farms**  
**Ben Franklin, TX / Delta County**

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**SUMMARY**

**Address**

County Road 3240

**City, State Zip**

Ben Franklin, TX 75415

**County**

Delta County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

33.449585 / -95.726226

**Acreage**

69.89

**Price**

\$328,483

**Property Website**

<https://arrowheadlandcompany.com/property/tract-5-big-creek-farms/delta/texas/78248/>



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### **PROPERTY DESCRIPTION**

PRICE REDUCED!! Tract 5 of Big Creek Farms is a prime 69.89 +/- acre property in Delta County, Texas! This tract has some great Class 2 tillable ground, as well as some timber that follows a tributary of Big Creek that runs through the property. In addition to the creek, there is a nice pond secluded in the timber, providing some great water sources for agricultural uses and wildlife. The current use of this tract is farming corn, soybeans, and winter wheat. There is potential for good hunting on this tract with the wooded areas providing great cover for wildlife. With 0.25 +/- miles of frontage along CR 3240, the property is easily accessible, giving it the potential of being a great build site for a home on acreage. 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 5, 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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