

**Big Creek Farms**  
FM 128  
Ben Franklin, TX 75415

**\$2,992,184**  
575.42± Acres  
Delta County



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

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**SUMMARY**

**Address**

FM 128

**City, State Zip**

Ben Franklin, TX 75415

**County**

Delta County

**Type**

Farms, Commercial, Hunting Land, Recreational Land

**Latitude / Longitude**

33.456005 / -95.71976

**Acreage**

575.42

**Price**

\$2,992,184

**Property Website**

<https://arrowheadlandcompany.com/property/big-creek-farms/delta/texas/78234/>



## Big Creek Farms Ben Franklin, TX / Delta County

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### **PROPERTY DESCRIPTION**

PRICE REDUCED! Big Creek Farms is a prime 575.42 +/- acre property located in Delta County, Texas! This large tract offers a unique combination of agricultural potential, recreational opportunities, and investment value. With multiple creeks and four ponds scattered across the farm, it provides a beautiful setting for development, along with an abundance of water resources for both farming and wildlife. The East Fork of Big Creek runs through the east side of the farm. The property features approximately 0.5 +/- miles of paved road frontage along FM 128, with a 0.45 +/- mile stretch of county road frontage on CR 3070 and 0.5 +/- miles of road frontage along CR 3060 to the south, offering excellent access and development potential. Utilities are readily available, including a 4-foot water line and 3-phase electric running along FM 128, making it convenient for a variety of uses, from farming to residential or commercial development. Currently utilized for farming corn, soybeans, and winter wheat, Big Creek Farms showcases the land's fertile soil and suitability for diverse crops. It is primarily Class 2 tillable ground. This property offers significant potential for continued agricultural production or future development, with the added benefit of recreational use. Whether you're looking to expand your farming operation, invest in a land development project, or simply enjoy the beauty of rural Texas, Big Creek Farms presents a rare opportunity in a highly sought-after area! With its excellent access, reliable utilities, and versatile land features, this property is primed for a variety of possibilities. This farm can be purchased as a whole or by individual tracts. With the expansion of Dallas, it makes this property an excellent investment opportunity! The farm is located 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. Please refer to the document link below for the soils report. 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).

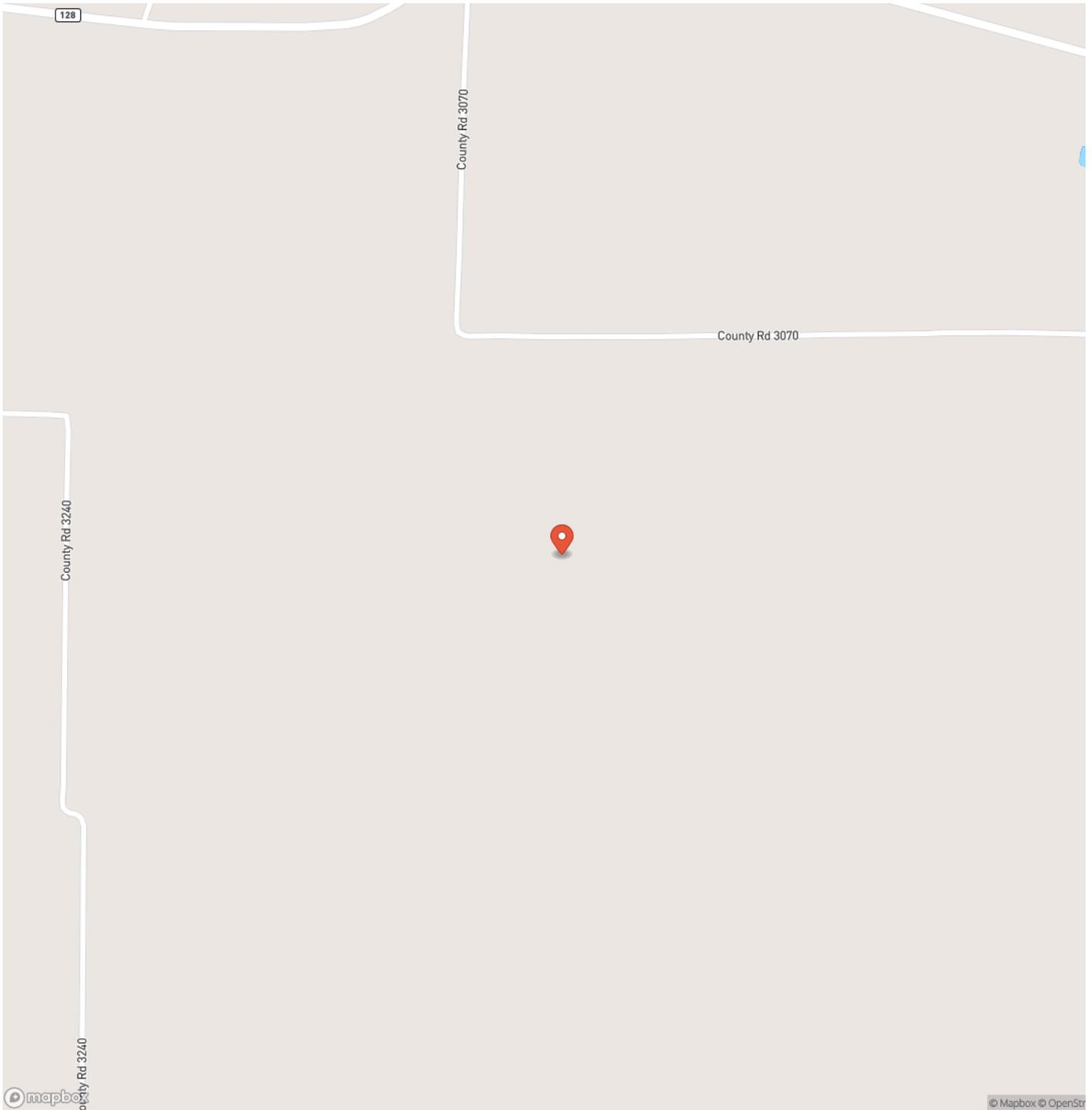
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

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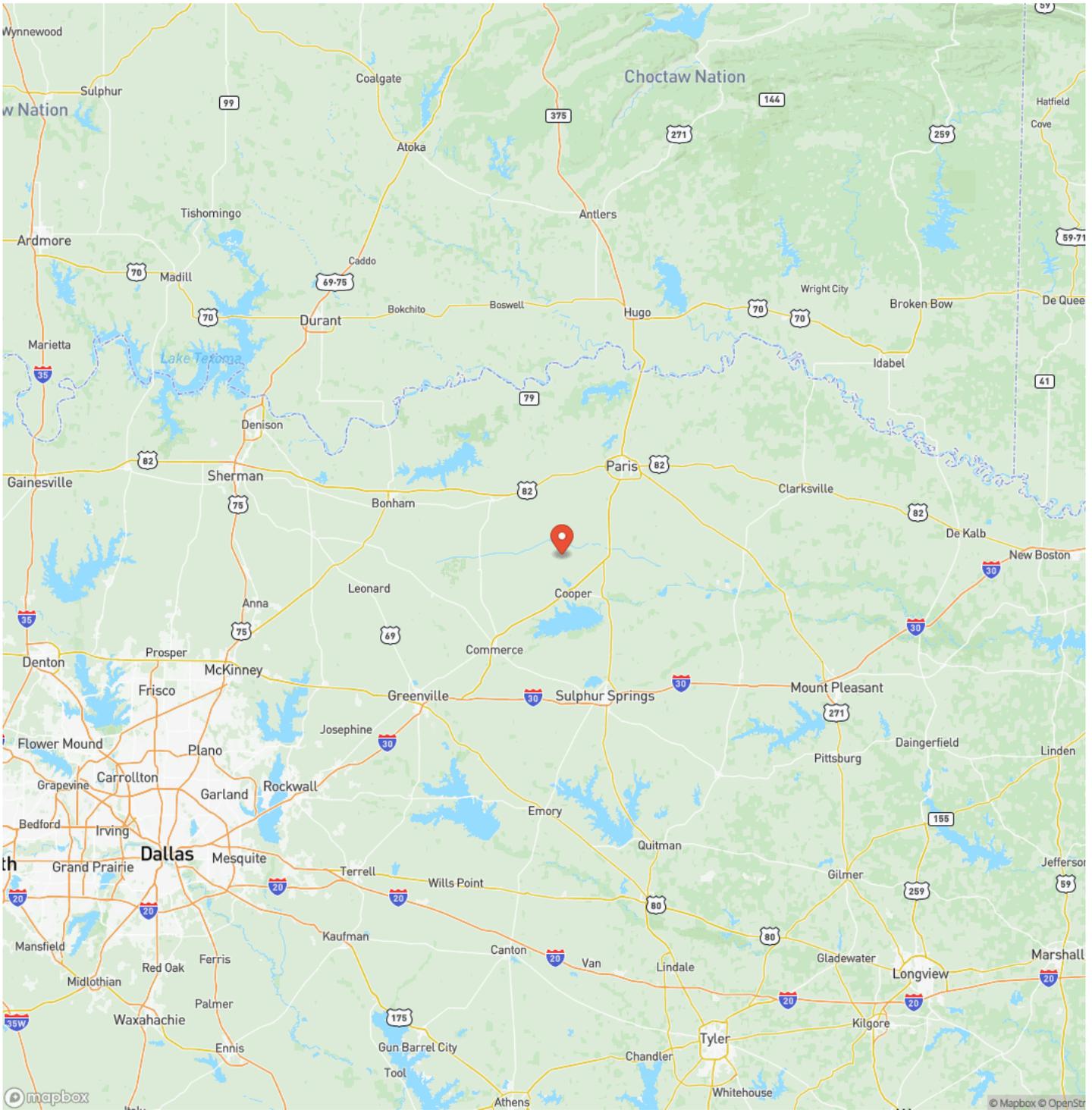
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## Locator Map



# Locator Map



## 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.

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