

Big Creek Farms
FM 128
Ben Franklin, TX 75415

\$2,589,390
575.42± Acres
Delta County



Big Creek Farms
Ben Franklin, TX / Delta County

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

\$2,589,390

Property Website

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



Big Creek Farms Ben Franklin, TX / Delta County

PROPERTY DESCRIPTION

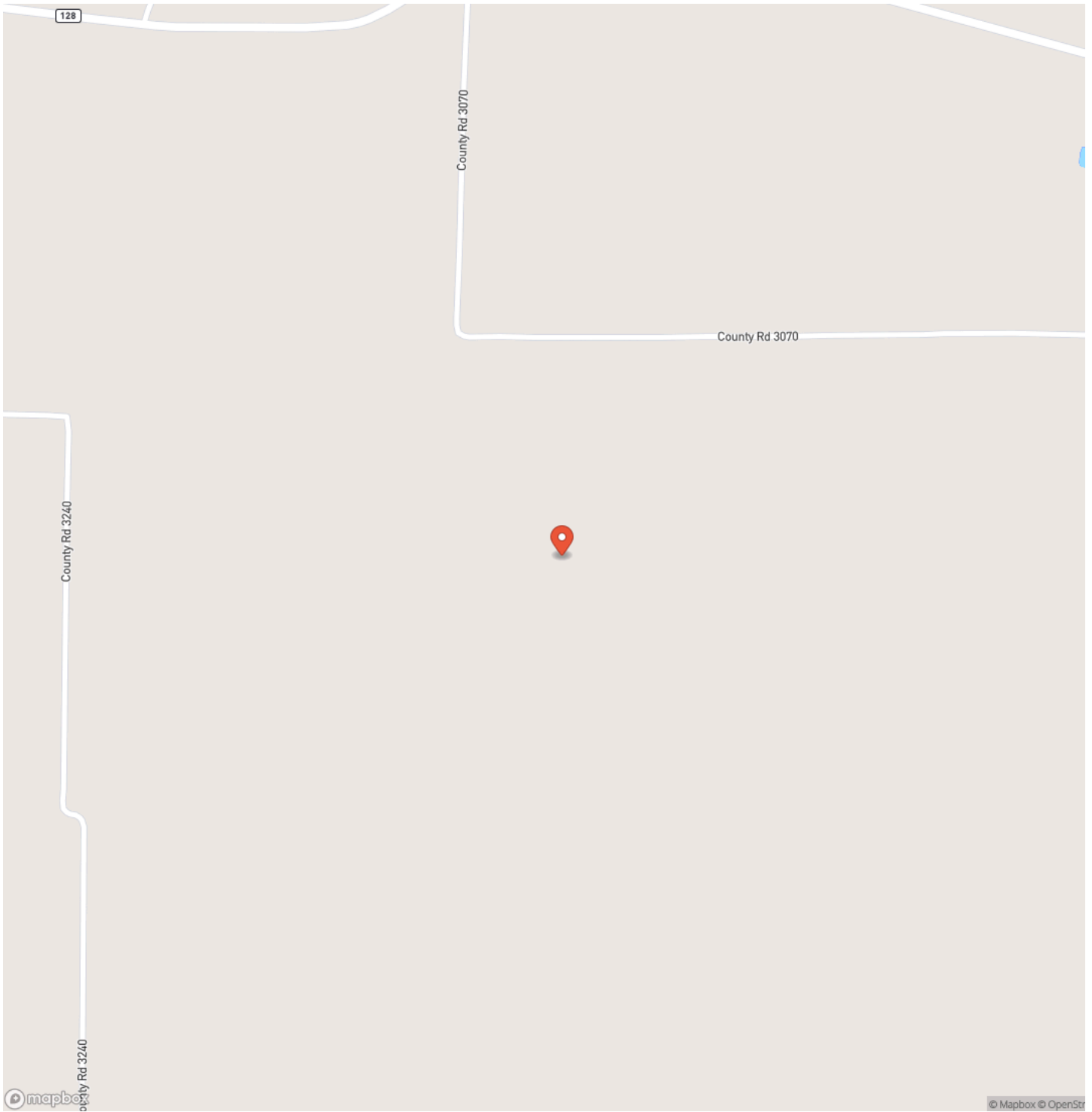
PRICE REDUCED! Big Creek Farms is a prime 575.42 +/- acre property located in Delta County, Texas! This large tract offers a unique combination of agricultural potential, recreational opportunities, and investment value. With multiple creeks and four ponds scattered across the farm, it provides a beautiful 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.

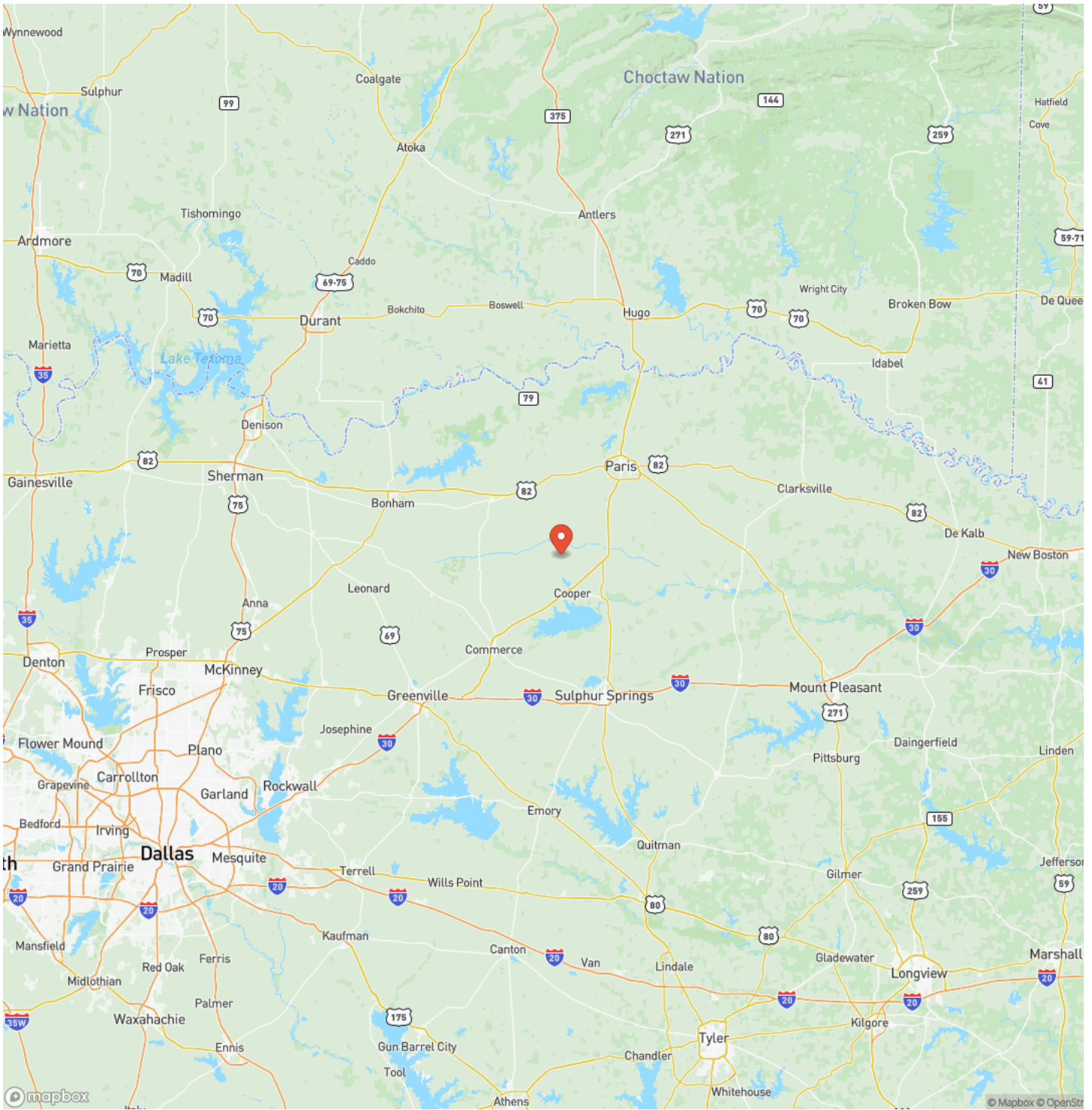
Big Creek Farms
Ben Franklin, TX / Delta County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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