

# 1002 +/- Acres

1951 CO Rd 4036—Kemp, TX

# 6-T Ranch

# FOR SALE

**\$2,600,000**

## ONE OF THE LARGEST RANCHES NEAR DALLAS

Only 34 miles from Dallas, this sprawling 6T Cattle Ranch is well suited for continuing cattle operation, including existing hay production makes this a great ranch opportunity. Hunting is incredible for deer, hogs, and other wildlife. For the fisherman, great fishing in either of the large lakes.



**RE/MAX Landmark**  
**115 East Moore Ave**  
**Terrell, TX 75160**

[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)



Brought to You Exclusively By  
**Frank J. Roberts, ALC**

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Information herein deemed reliable but not guaranteed.

# 1002 +/- Acres 6-T Ranch

1951 CO Rd 4036—Kemp, TX

Frank Roberts  
**LAND TEAM**

**\$2,600,000**

1002 +/- acre, excellent working cattle ranch is only 34 miles from Dallas and just off US Hwy 175 near Kemp. With paved County Road frontage, this beautiful ranch boasts a 3340 SF main home; two additional homes; two (2) large lakes, 7 acre Soil Conservation lake loaded with fish and waterfowl; 4 acre lake stocked with fish by main house. Rolling terrain and scattered mature hardwood trees.

**FENCING:**

Barbed Wire  
Cross-fenced  
Fenced for Cattle

**CROPS/GRASSES:**

Coastal Bermuda  
Improved Pastures  
Native

**SOIL:**

Sandy Loam  
Clay

**UTILITIES:**

Outside City Limits  
Co-op Water  
Co-op Electric  
Septic Required

**BARN INFORMATION**

Barns, Workshop, Stables  
Hay Barn

**OTHER:**

Cattle Working Pens (2)  
7 +/- acre lake  
4 +/- acre lake



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## MAIN HOME:

3340 SF with Austin stone exterior

- Soaring stone fireplace crowns living room
- French doors
- Built-ins
- Oversized covered parking
- Large patio



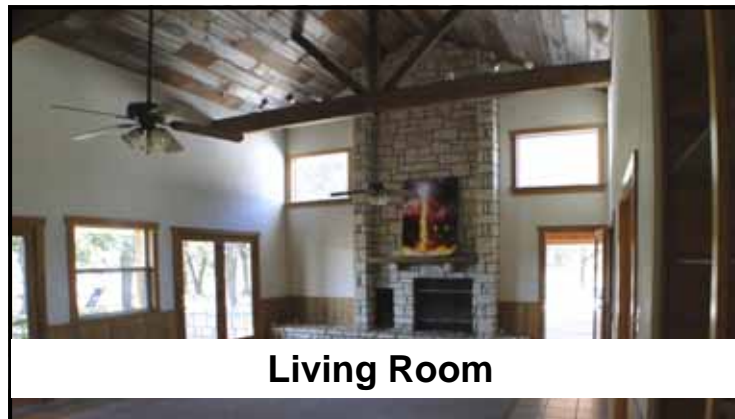
**Living & Dining Room**



**Front Exterior**



**Kitchen**



**Living Room**



**Study/Office**



**Master Bedroom**

# 1002 +/- Acres 6-T 1951 CO Rd 4036—Kemp, TX Ranch

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Views of 7 acre lake, and relaxed hilltop area overlooking the lake.



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## SCHOOLS

Kemp ISD

## UTILITIES

Trinity Valley Electric Co-op

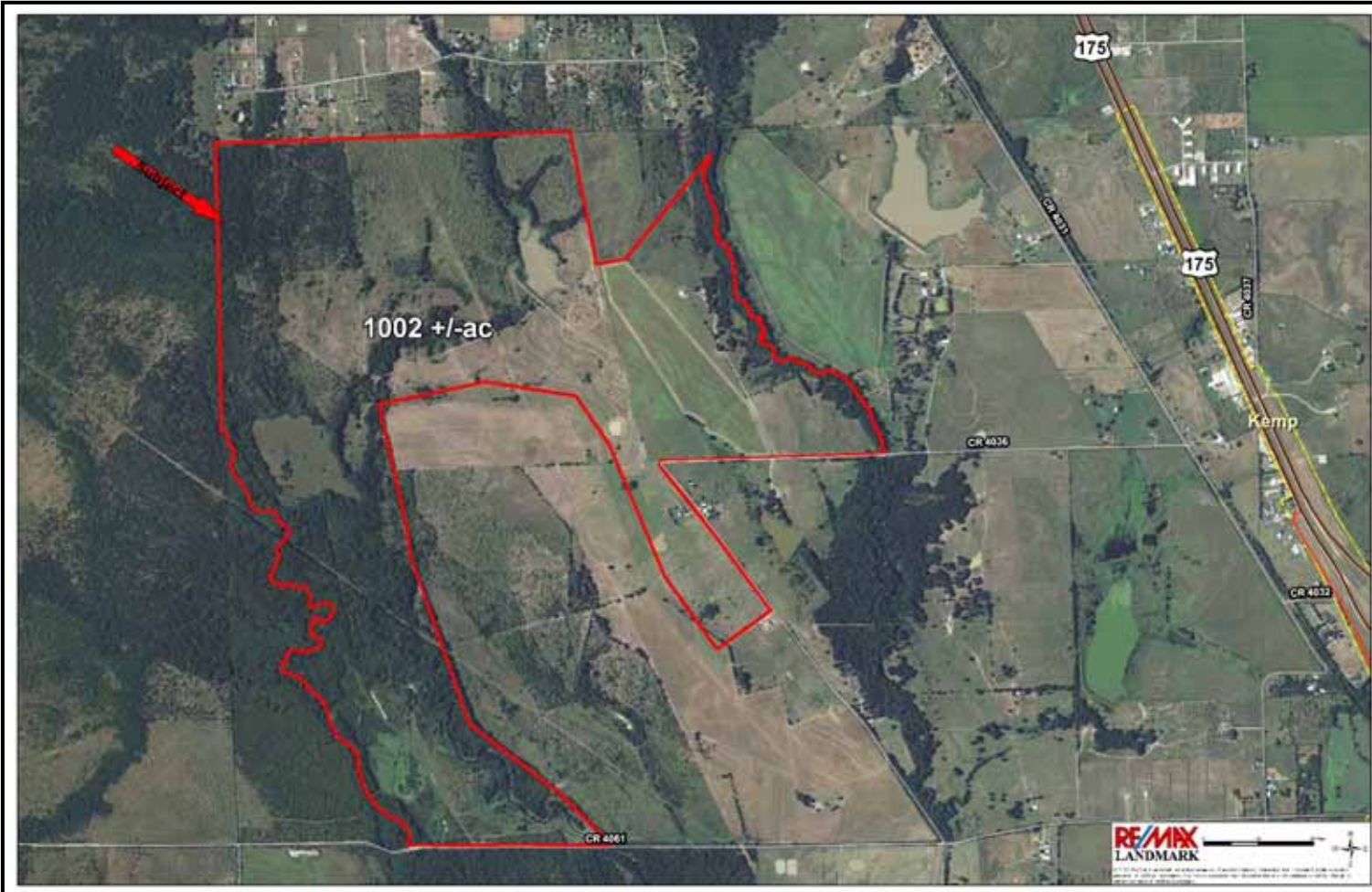
Water Provider:

West Cedar Creek  
Water Co-op

## SOIL

Clay

Sandy Loam



## DIRECTIONS

From Dallas take US 175 SE 30 miles to Kaufman, go South (Right) on CR 4032 to CR 4031 Right to CR 4036 Left, to property. Main home on left, follow to sharp curve , main body of ranch at gate on right, designated by 6T Ranch logo.

