

# 3200 +/- Acres

FM 4061—Terrell, TX 75142

# FOR SALE

**\$4,800,000**

## ONE OF THE LARGEST RANCHES NEAR DALLAS

Only 32 miles from Dallas, this sprawling working cattle ranch is well-suited for continuing cattle operation, other agricultural uses, and incredible hunting and fishing.



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

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



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

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# 3200 +/- Acre Ranch

CR 4061—Kemp, TX 75142

Frank Roberts  
**LAND TEAM**

**\$4,800,000**

A working cattle ranch carrying 300 pairs, this property also offers great hunting with an incredible variety of deer, water fowl, and other wildlife. An 18 acre lake provides great fishing as well as water fowl hunting. Varied terrain, plenty of water, and heavy timber provide plenty of cover for wildlife!





# 3200 +/- Acre Ranch

CR 4061—Kemp, TX 75142

Frank Roberts  
**LAND TEAM**

**\$4,800,000**

Views of 18 acre lake, and relaxed hilltop area overlooking the lake.

Excellent hilltop home site overlooking lake.





# 3200 +/- Acre Ranch

CR 4061—Kemp, TX 75142

Frank Roberts  
**LAND TEAM**

**\$4,800,000**

- 300 pairs
- Native Grass
- Fenced for cattle
- Cattle working pens
- 14 stock tanks
- Live Creek, Kings Creek





**CR 4061—Kemp, TX 75142**

**Frank Roberts**  
**LAND TEAM**

**\$4,800,000**

## SCHOOLS

Kemp ISD

## UTILITIES

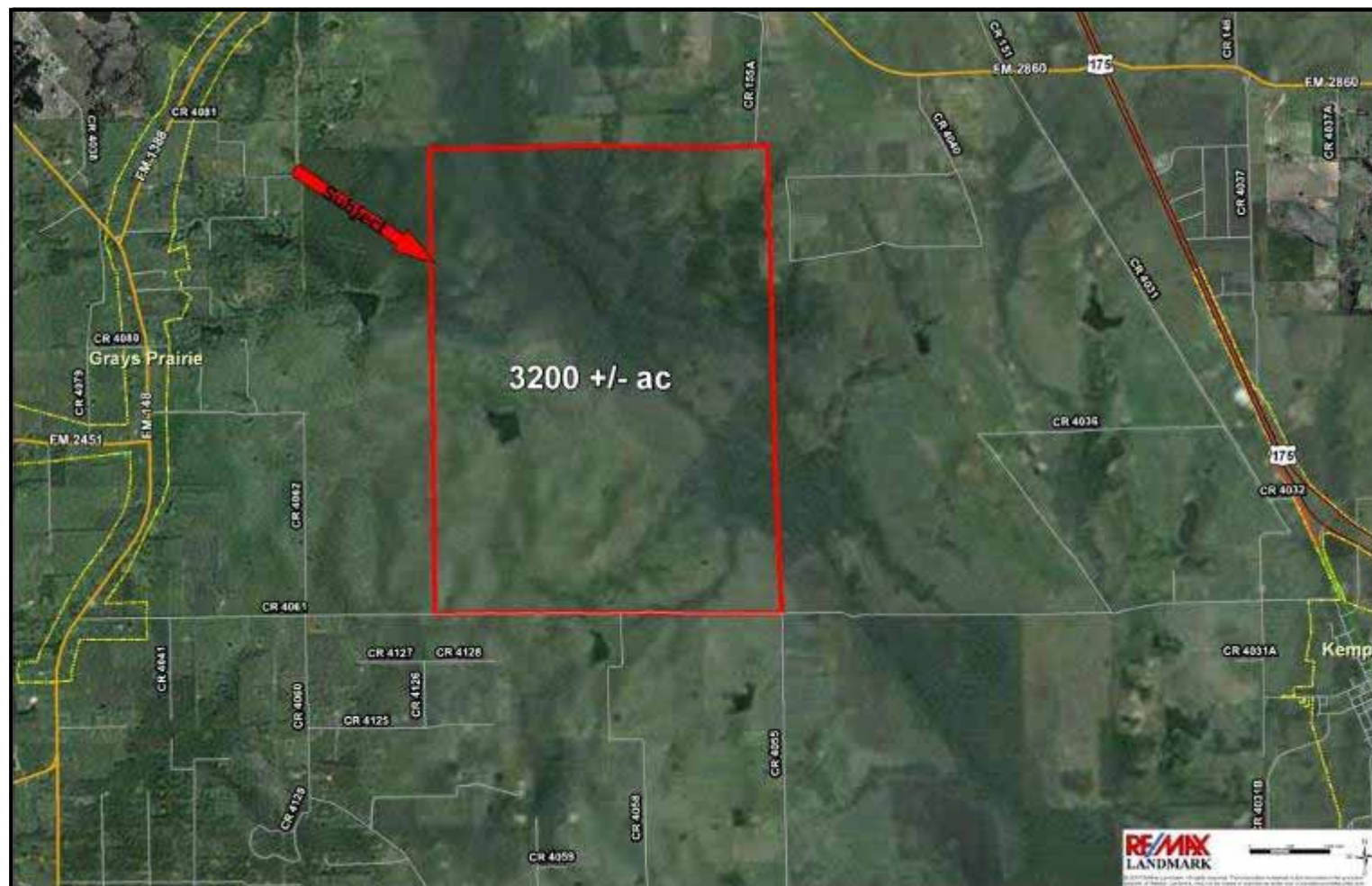
## Water Provider:

# West Cedar Creek

## SOIL

Clay

## Sandy Loam



## DIRECTIONS

From Dallas take US 175 SE 22 miles to Kaufman, go South (Right) on SH 34 6 miles to FM 148 (Left) 4 miles to County Road 4061, East (Left) 2 miles to property. Sign on main gate.