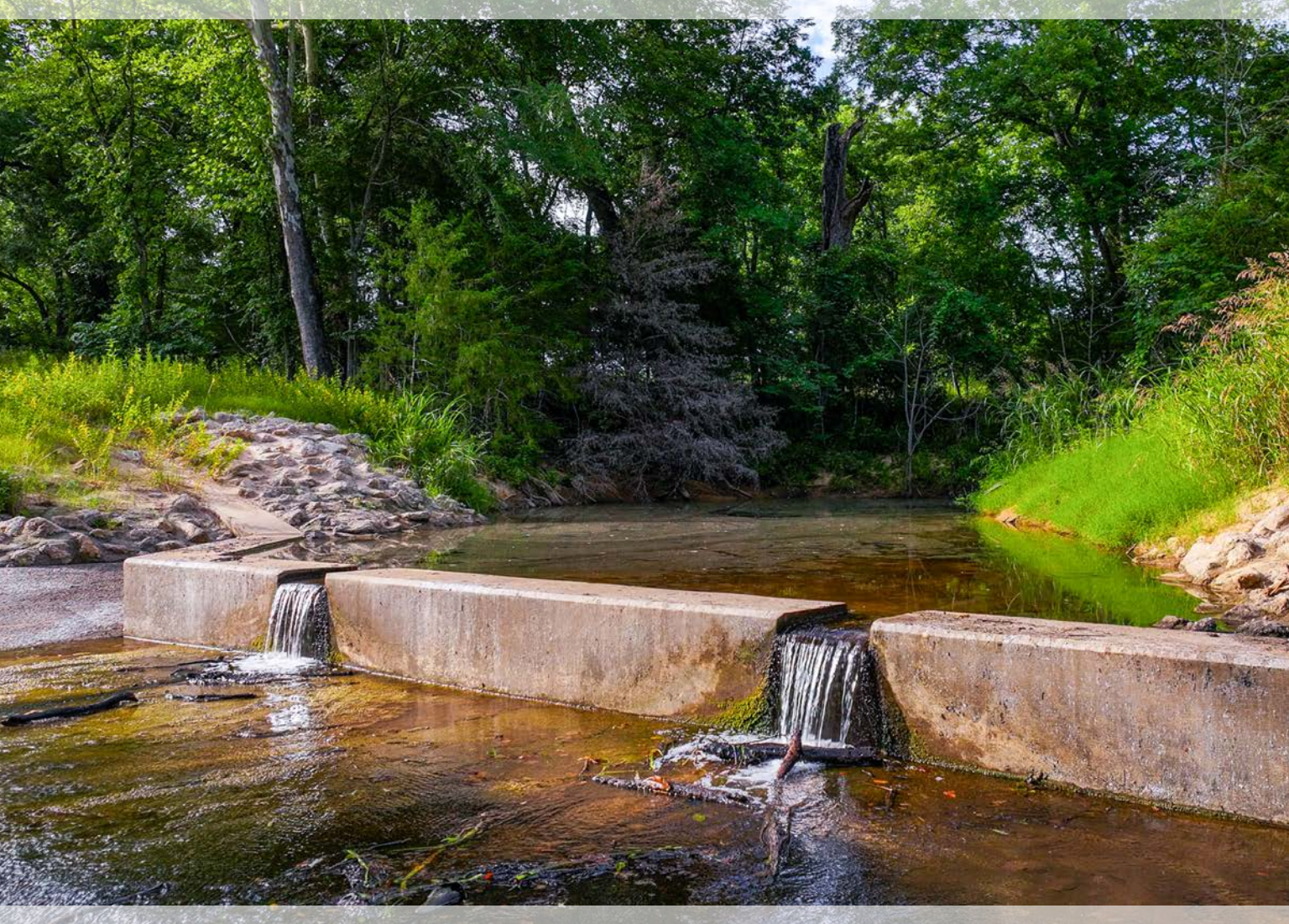


Flowing Springs Ranch

359± acres | \$4,308,000 | Kaufman, Texas | Kaufman County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

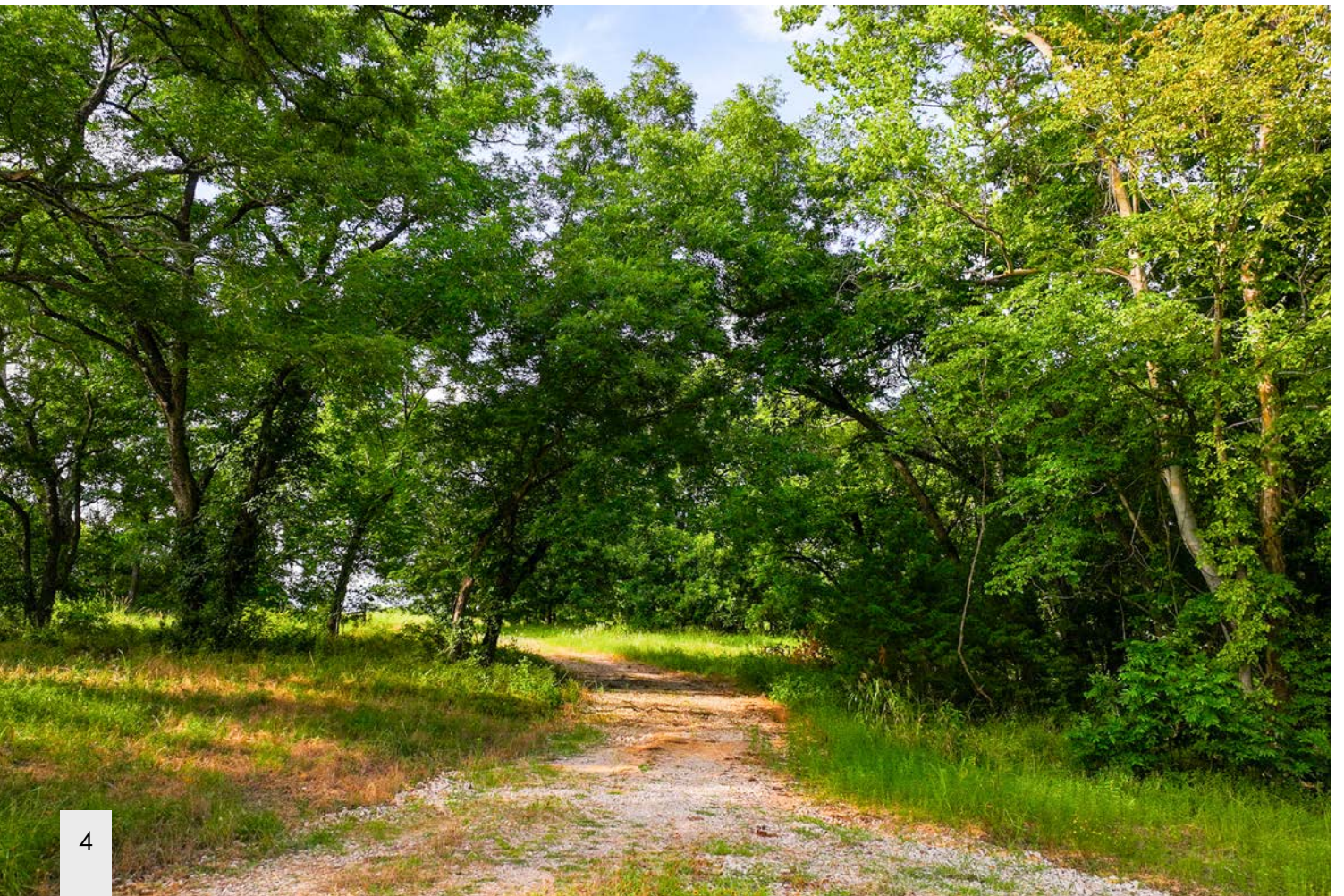
Est. 1920

Flowing Springs Ranch

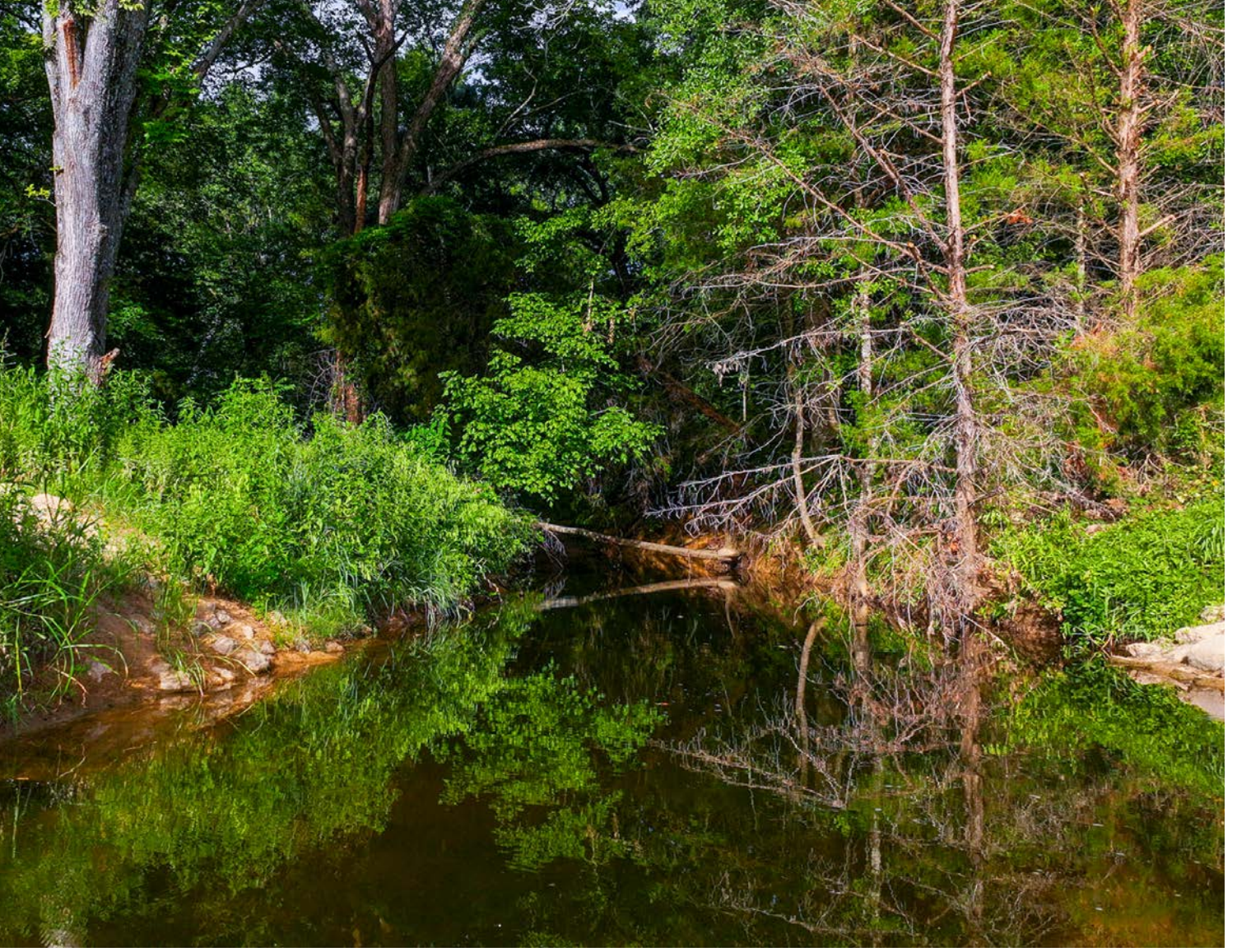
Tucked away in the rolling countryside of Kaufman County, Flowing Springs Ranch offers 359 acres of pristine Texas land less than an hour from the Dallas–Fort Worth Metroplex. Just twelve miles south of Kaufman and minutes from Cedar Creek Lake, this ranch combines the convenience of easy access with the rare privacy of a true retreat. The property is easily reached via County Road 4069, providing straightforward entry while preserving the secluded feel that defines this exceptional ranch.











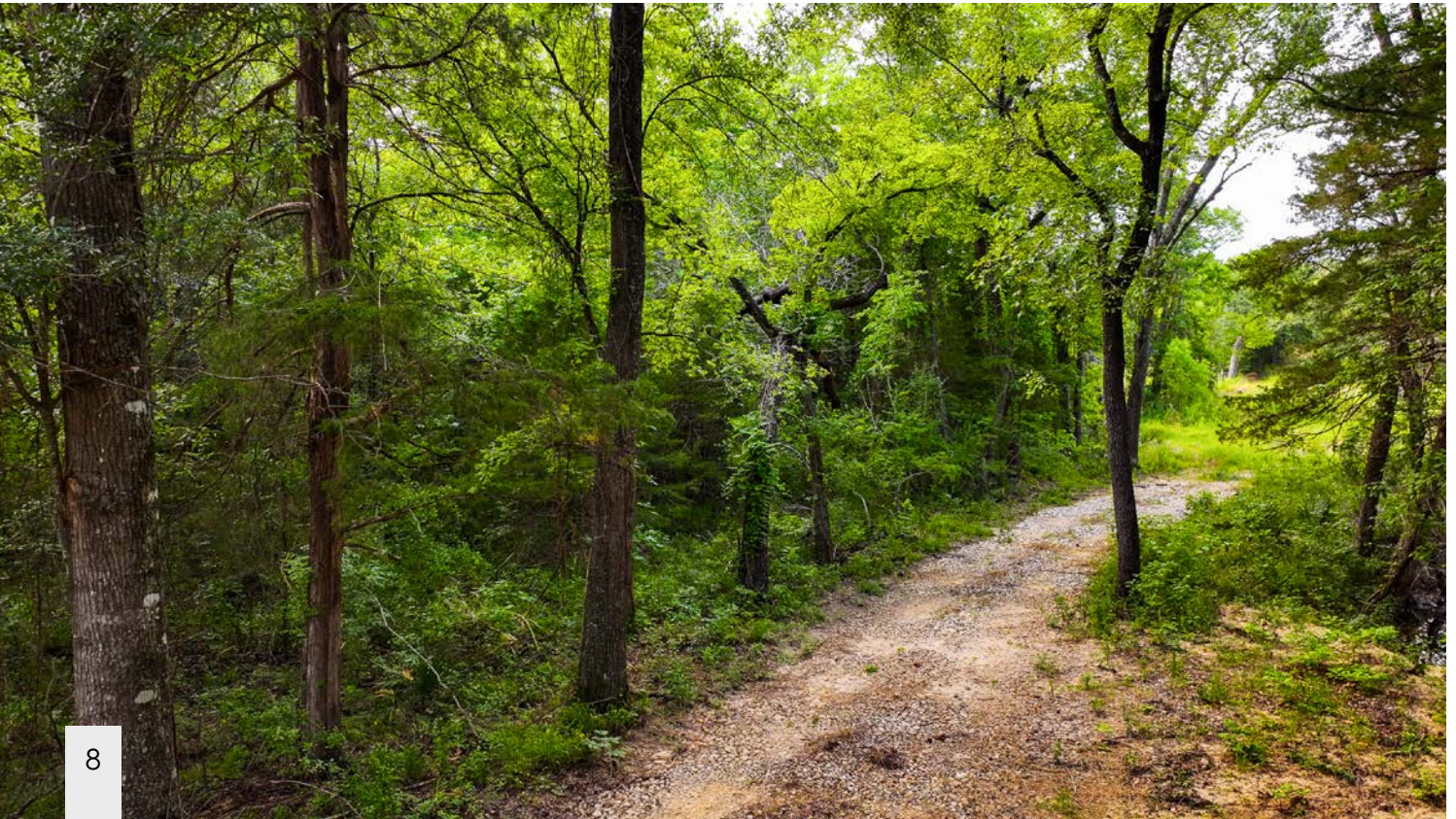
Water Features

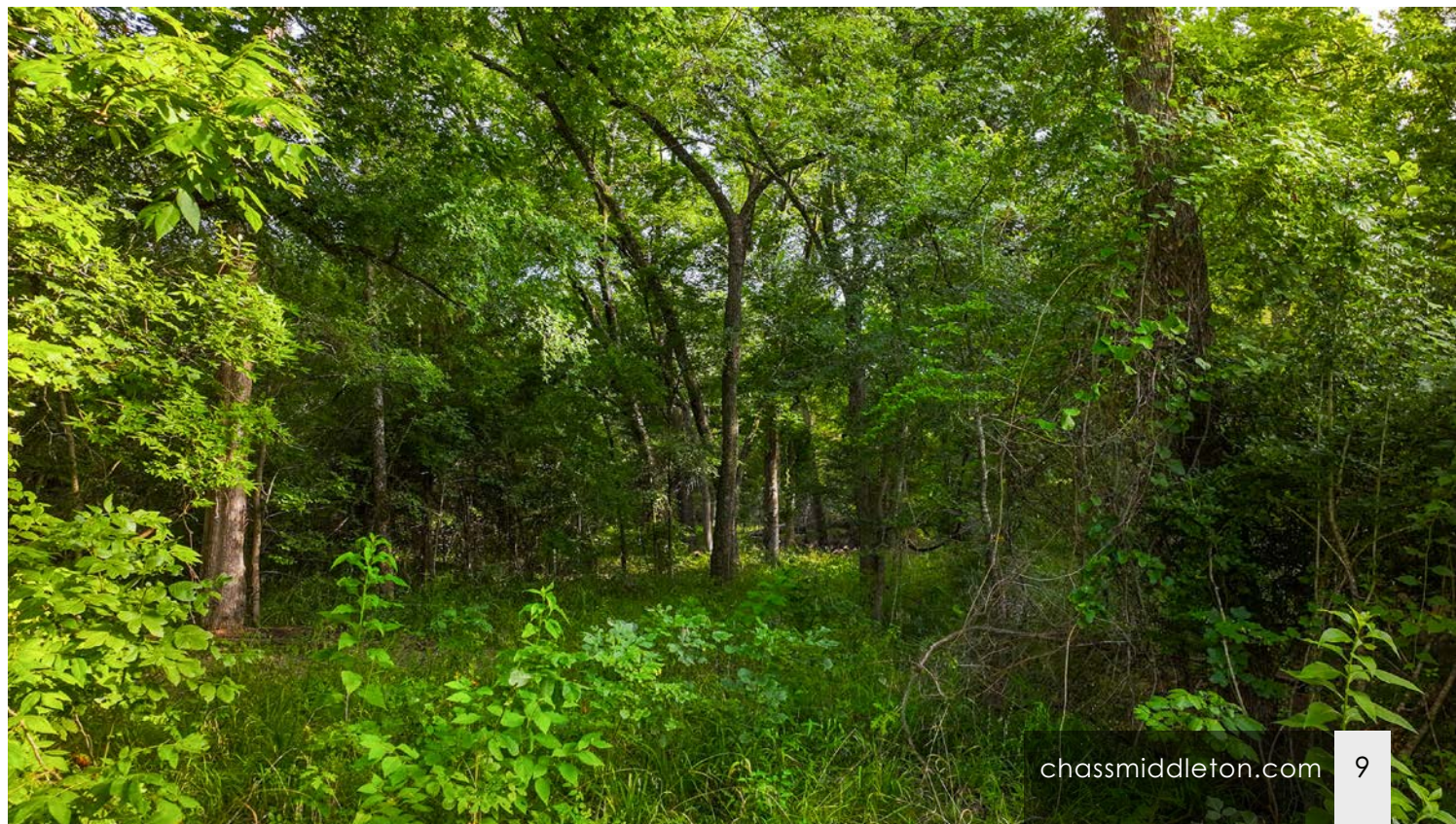
Water is the heartbeat of Flowing Springs Ranch. A live, spring-fed creek winds through the property for more than a mile, its clear waters captured by three large concrete crossings that create a chain of deep, scenic pools. These water features provide year-round fishing for bass, catfish, and perch, while scattered ponds across the ranch expand the opportunities for casting a line or setting out with a canoe. The combination of creek, ponds, and water-shed creates one of the most water-rich ranches available this close to the Metroplex.



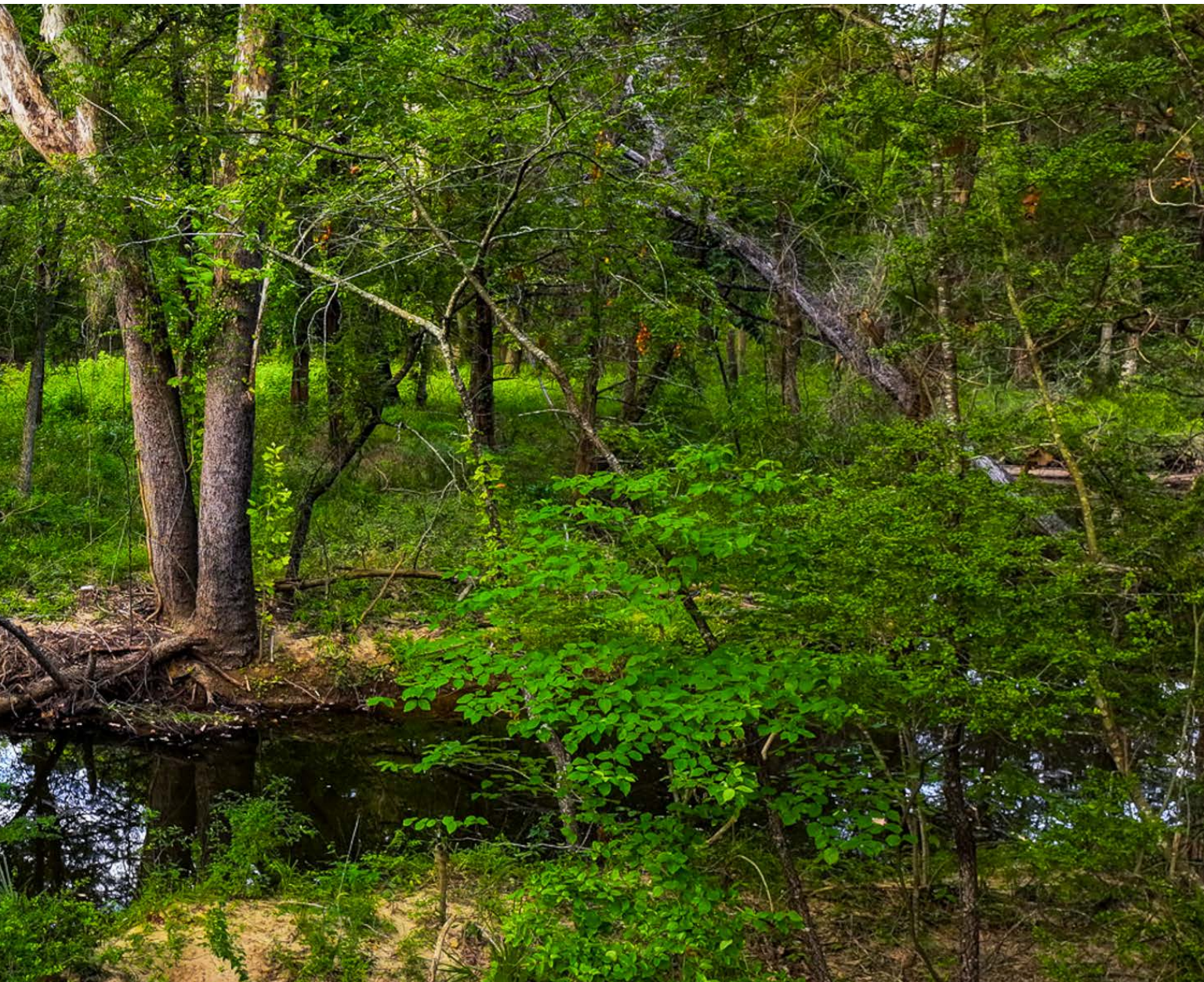
Wildlife • Recreation

For the outdoorsman, the ranch is equally renowned as a hunting property. With over 250 acres of untouched hardwood timber, the habitat is prime for trophy white-tailed deer, flocks of turkey, and migratory dove. Wild hogs are plentiful, offering year-round sport. The diversity of terrain—thick woods, open meadows, creek bottoms, and managed hay fields—ensures a balanced ecosystem that attracts and holds game throughout the seasons. Few properties of this size can boast such a wide range of hunting and fishing opportunities in one setting.

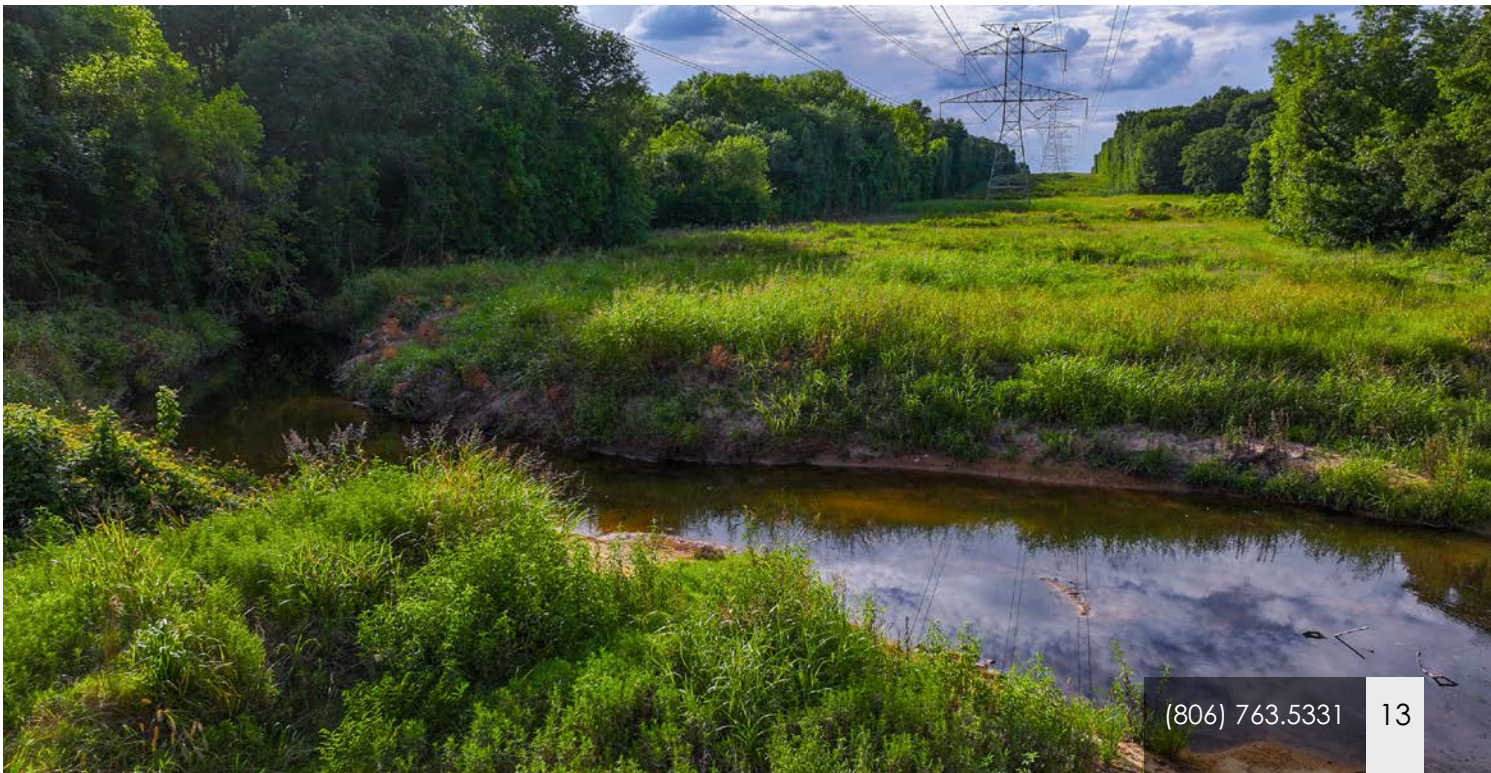












For families and guests, Flowing Springs Ranch is a retreat in every sense of the word. Mornings begin with the sight of deer slipping from the timber, afternoons can be spent fishing from the creek banks or exploring the shaded trails, and evenings bring quiet sunsets reflected in the ponds. With electricity already on site and numerous natural building sites to choose from, the ranch is equally suited for a private estate, a hunting lodge, or a weekend getaway designed to bring friends and family together.

As land near Dallas continues to appreciate, opportunities like this have become increasingly scarce. Flowing Springs Ranch offers not only the lifestyle of a true Texas retreat but also the enduring value of a legacy investment.

Price

\$4,308,000 • \$12,000 per acre

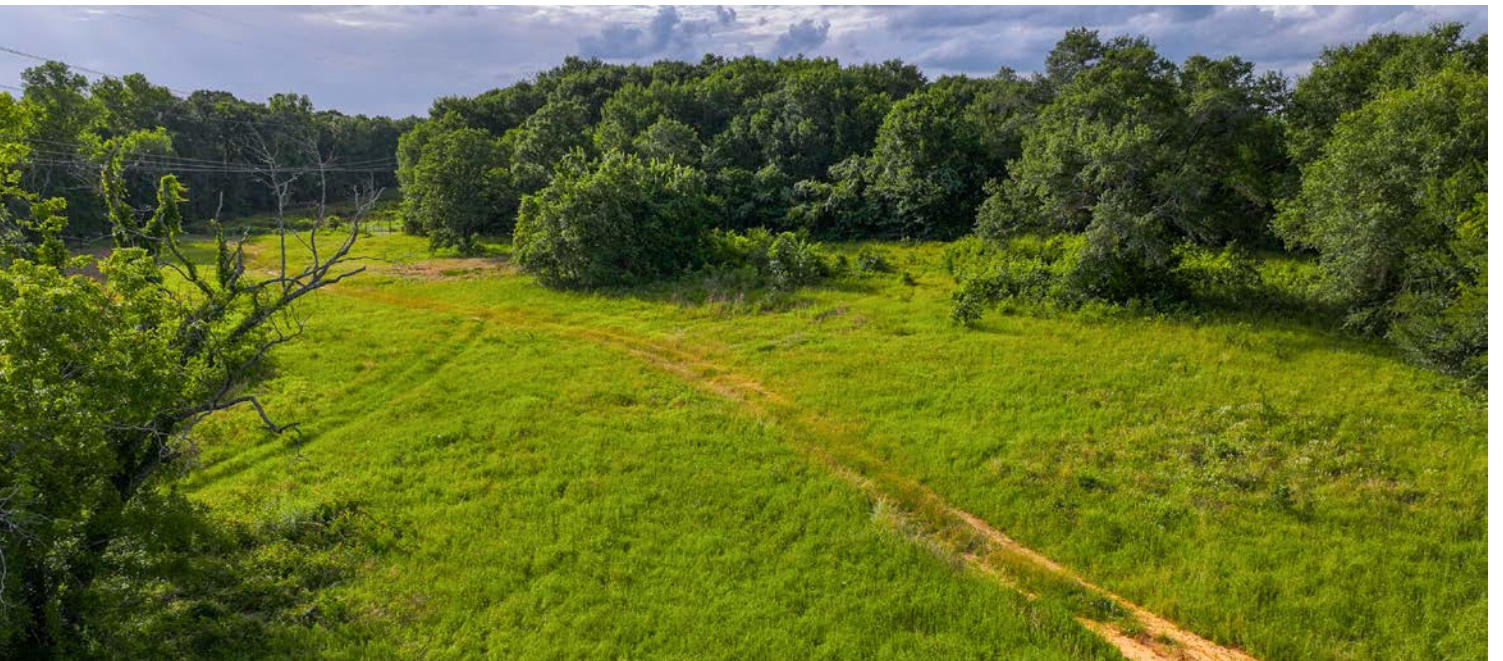


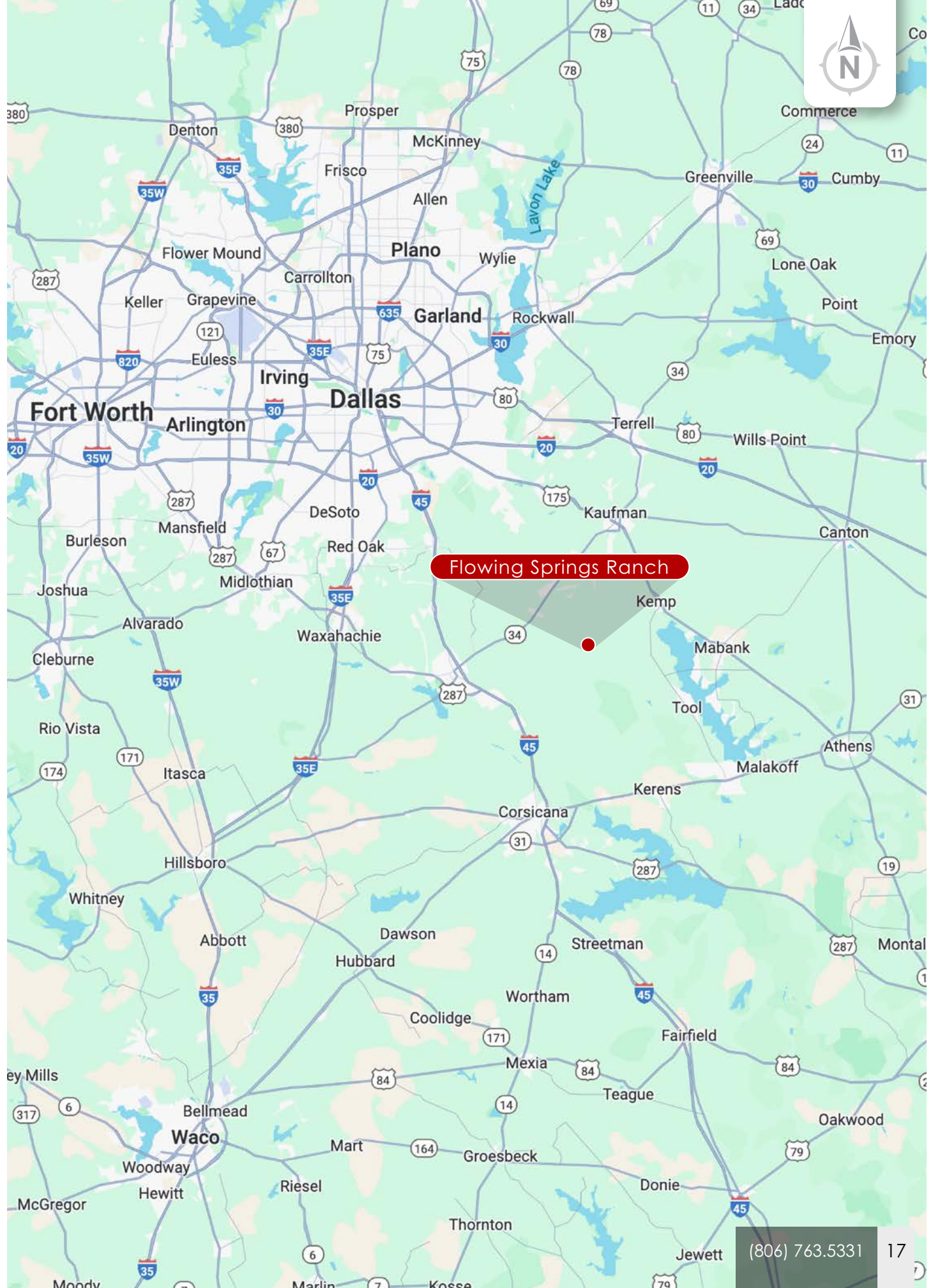
Remarks

Flowing Springs Ranch is a very private getaway with great outdoor opportunities. The spring fed creek that meanders through the property is very soothing while providing good fishing opportunities. The untouched hardwood forest provides great deer and turkey hunting. Located very close to the Dallas - Ft. Worth, Flowing Springs Ranch is quickly assessable from all parts of the Metroplex. If you are looking for a great place to bring your family and get away from the traffic, this property deserves a look. Also being in one of the fastest growing counties in the state, the upside investment potential is also an added plus.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.







Flowing Springs Ranch



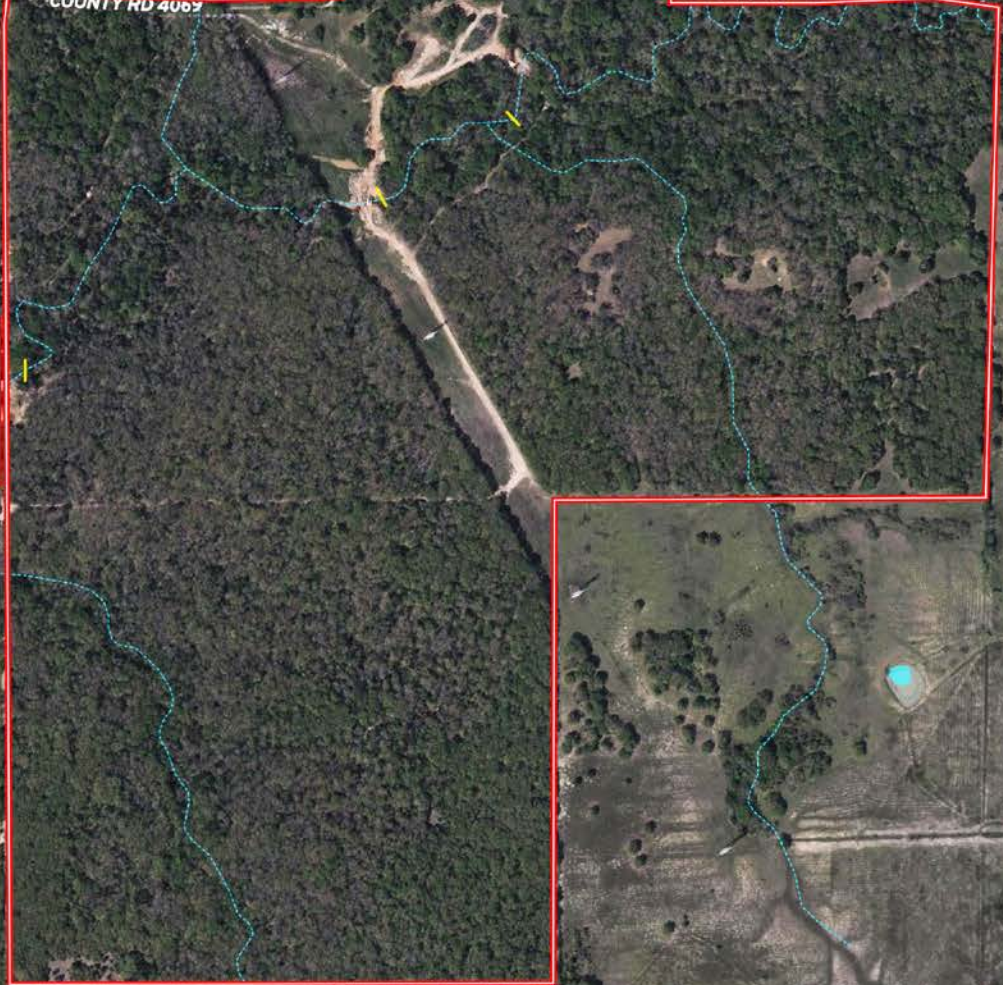
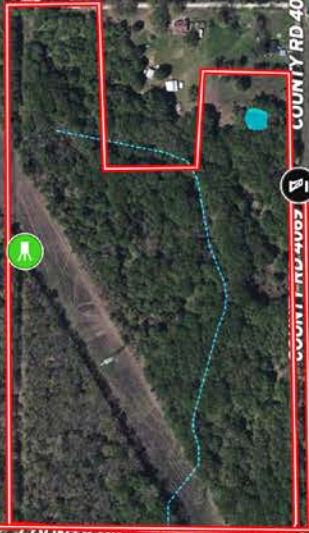
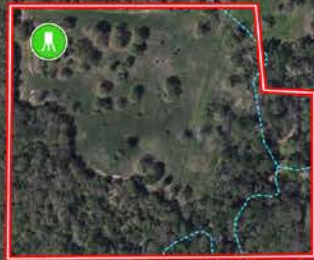
COUNTY RD 4069

COUNTY RD 4070

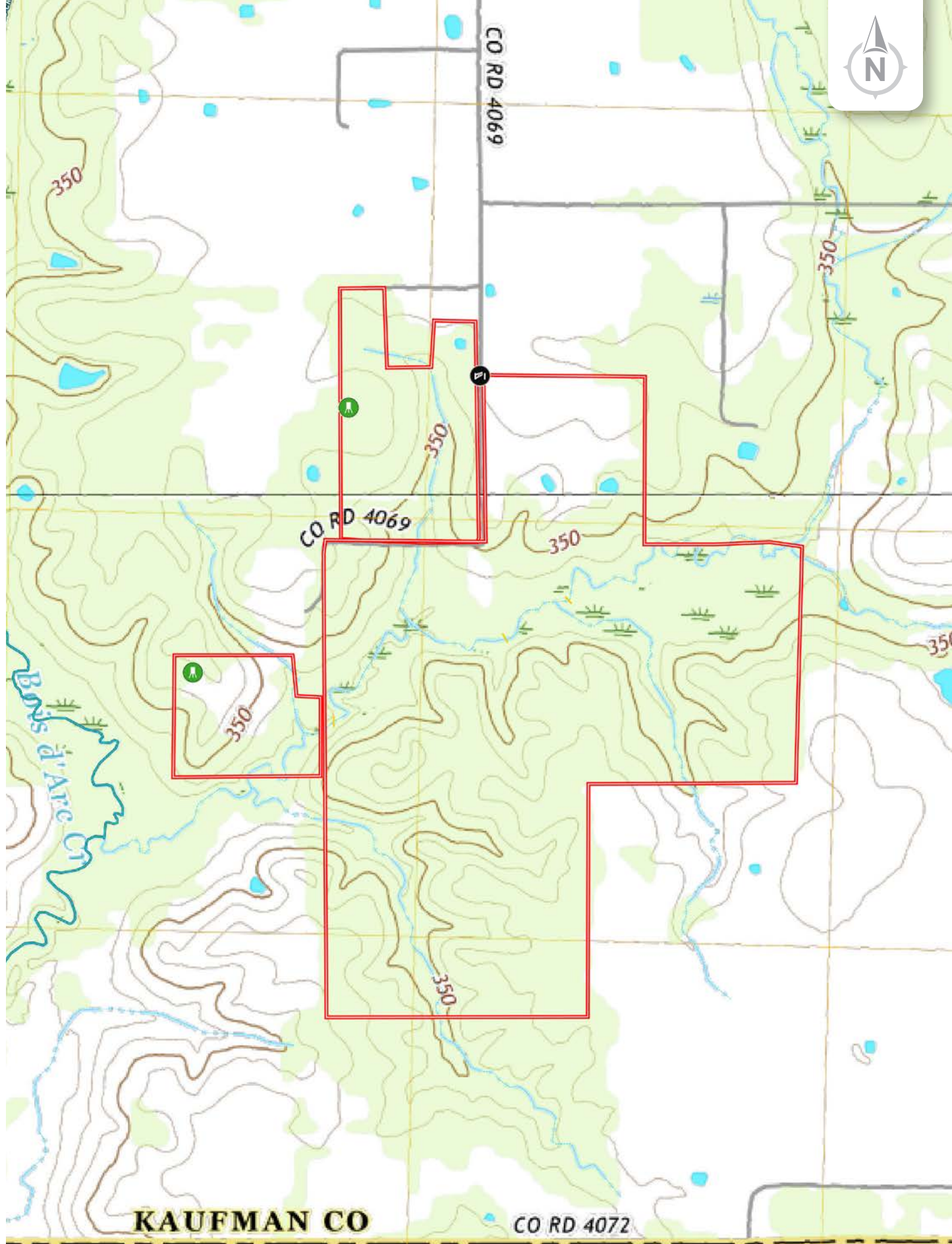
COUNTY RD 4070

COUNTY RD 4069

COUNTY RD 4069



32.3712, -96.3616



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— AND SON LLC —

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Layne Walker

Associate Broker • TX

(214) 244.6484

layne@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

