

\$5,750,000 - 5030 N Fm Rd 148, Crandall

MLS® #20976299

\$5,750,000

0 Bedroom, 0.00 Bathroom,
Land on 220.00 Acres

A0313, Crandall, TX

Prime Kaufman County Development Tract
located in Forney ISD!

222 gently rolling acres with prime
development potential!

Located 28 miles East of downtown Dallas
along FM 148 between Interstate 20 and Hwy
175. Surrounded by development, this tract
has FM 148 access on its western border and
nearly 2400 feet of frontage along Kaufman
County Road 262, it's southern border. There
is an 8 inch water line available on FM 148
and a 4 inch line in CR 262, both from
Gastonia Scurry SUD.

Family owned for generations, this is one of
the last undisturbed tracts in one of the fastest
growing areas in the country. There is scenic a
12 acre soil conservation lake with great bass
fishing located in the northern pasture. This
lake is within a 53 acre conservation
easement, preserving the tranquility and
quality of the property. Within the
bermudagrass pastures are 3 other developed
ponds for livestock. There is an older home on
the property of little contributory value, but with
all utilities. Little to none of the property is
located in the FEMA floodplain.

Taxes - Est \$8,000 per year total, with an Ag
Exemption.



For more details, please contact Broker.

Essential Information

MLS® #	20976299
Price	\$5,750,000
Bathrooms	0.00
Acres	220.00
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	5030 N Fm Rd 148
Subdivision	A0313
City	Crandall
County	Kaufman
State	TX
Zip Code	75114

Amenities

Utilities	Rural Water District
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Exterior

Lot Description	Acreage, Agricultural
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School Information

District	Forney ISD
Elementary	Willett
Middle	Brown
High	Forney

Additional Information

Zoning	farm
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Listing Details

Listing Agent	Derrick Dameron
Listing Office	Compass RE Texas, LLC.

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