

\$13,656,000 - 9039 Fm 1895, Kaufman

MLS® #21104190

\$13,656,000

0 Bedroom, 0.00 Bathroom,
Land on 843.00 Acres

None, Kaufman, TX

Cornerstone Ranch offers outstanding access, with paved county road frontage on two sides—a strategic advantage as Kaufman County continues its explosive growth in population, infrastructure, and demand for rural residential living. Improvements include ten fully equipped one-bedroom, one-bathroom cottages, ideal for guest accommodations, short-term rentals, or event lodging. The ranch also features a 60' x 80' climate-controlled indoor pavilion with full restaurant kitchen and large bathrooms and a 40 ft x 60 ft outdoor pavilion with a built-in barbecue area and generous seating—perfect for hosting gatherings, retreats, or private events. The ranch also features a large, enclosed equipment barn-shop, covered implement storage, a full backup generator system, fishing dock, 30-person storm shelter, and 6 well-constructed bridges spanning creeks.

Improvement Highlights: Gated Entrance - 10 one-bedroom one-bath furnished casitas - 60 ft by 80 ft indoor pavilion - Commercial kitchen w dining area - Commercial generator - 40 ft by 60 ft outdoor pavilion w BBQ pit - 3 bay equipment barn - Large rock parking lot - Rock fire pit w chairs - 0+ acre lake at headquarters - Numerous ponds throughout the ranch - Covered implement storage - 30 personal storm shelter - 4 custom bridges over creek crossings



Development Potential

This is a true multi-use property. It functions seamlessly today as a recreational ranch, private family compound, or income-generating venue. Looking ahead, the ranch’s real strength lies in its development potential—with utilities and road infrastructure in place, the land is well-suited for phased residential development, equestrian estates, or a private lakefront community. As demand surges for rural lifestyle properties near major urban centers, Cornerstone Ranch stands out as a rare opportunity in one of the most dynamic growth corridors in the country.

Essential Information

MLS® #	21104190
Price	\$13,656,000
Bathrooms	0.00
Acres	843.00
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	9039 Fm 1895
Subdivision	None
City	Kaufman
County	Kaufman
State	TX
Zip Code	75142

Amenities

Utilities	City Water, Electricity Connected, Other
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Exterior

Exterior Features	Fire Pit, Stable/Barn, Storage, Storm Cellar, Other
Lot Description	Acreage

School Information

District	Kaufman ISD
High	Kaufman

Additional Information

Zoning	Unozned
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Listing Details

Listing Agent	Joe Iley
Listing Office	Mission Real Estate Group

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