



Cedar Creek Ranch

42 +/- Acres | Henderson County, TX | \$579,500



ADDRESS

260 Pauline
Mabank, TX 75156

LOCATION

From Mabank Hwy 175. Travel east for approximately 5.5 miles Turn right onto County Road 2938. In .6 miles turn left onto TX-334 E. In .3 miles turn right onto Pecan Road. Pauline Road will be in .3 miles on the left. Property located at 260 Pauline Road.

PROPERTY SUMMARY

Cedar Creek Ranch is located just outside of Mabank between FM 198 and Hwy 175 and just east of Cedar Creek Lake in Henderson County, Texas (off of State Hwy 334). This property is approximately 42 +/- acres of gently rolling fenced pasture with a few trees, sandy loam soils and two large ponds. Combined the ponds cover about 4.5 surface acres, with a fishing pier and have been stocked for excellent fishing. There is pipe fencing with two entry gates and a concrete driveway along the frontage road. There is a insulated 30 x 45 barn/shop with a 15 x 45 covered porch, a bathroom inside and two large roll up doors to keep any equipment and all your toys and an outdoor firepit. There is a 70 x 60 partially covered working pen for livestock, a 20 x 40 covered equipment area and a 30 x 100 fenced hay storage area. All of this with just over an hour drive from Dallas. Come see what the country has to offer.

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