



## Lively Lake Tract

144 +/- Acres | Kaufman County, TX | \$1,455,000



### ADDRESS

0 CR 4055  
Kemp, TX 75143

### LOCATION

From Kemp take Hwy 274 S to a right onto FM 148, to a right on CR 4055, property will be down on left.

### PROPERTY SUMMARY

The Lively Lake tract is located approximately 45 minutes from the DFW area not far from Cedar Creek Lake near the small community of Lively, TX. The focal point of the property is the 15 +/- acre lake. This property is ideal for someone looking for a great combination ranch and recreational property. The property is home to some great fishing, waterfowl, along with deer and hog hunting opportunities. The close proximity to the Dallas Fort Worth area makes this perfect for a weekend getaway or even close enough to call this ranch home and make the short drive back to the city. The rolling terrain offers great views of the lake and surrounding countryside. The land is fenced and produces some quality hay. There are also an additional 100 adjoining acres that can also be purchased if you are looking for a larger investment. This property can become your legacy ranch, come start your own story here that will last for generations to come.

[nationalland.com/listing/lively-lake-tract](https://nationalland.com/listing/lively-lake-tract)



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