

NEW



## 120 acres of Recreational and Ranchland

120 +/- Acres | Kaufman County, TX | \$1,140,000



### ADDRESS

0 County Road 4017  
Mabank, TX 75147

### LOCATION

From Mabank Head North on St HWY 198 for about .75 miles. Turn Left onto FM 90. Go about 6 miles, Turn Left onto County Road 4017. Go about .6 miles and the property will be on your Right.

### PROPERTY SUMMARY

Discover the potential of this beautiful 120-acre property, a rare combination of recreational freedom and agricultural opportunity. Featuring three peaceful ponds, expansive grazing pastures, and a mix of open and wooded acreage, this land is ready for those seeking a rural lifestyle — whether you're planning to run livestock, enjoy the outdoors, or build your dream home. The property's gently rolling terrain and established pastureland make it well-suited for cattle, horses, or other livestock. Mature trees provide natural shade and shelter, while the wooded areas attract whitetail deer, offering excellent opportunities for hunting and wildlife observation. Each of the three ponds adds both functional and aesthetic value — supplying water for livestock, supporting fishing or light recreation, and enhancing the scenic views throughout the property. With multiple prime build sites, there's plenty of room to design and construct your ideal home, cabin, or ranch headquarters.

[nationalland.com/listing/120-acres-of-recreational-and-ranchland](https://nationalland.com/listing/120-acres-of-recreational-and-ranchland)



National Land Realty  
908 W. Mason St.  
Mabank, TX 75147  
[NationalLand.com](https://NationalLand.com)



**Trey Neighbors**  
Office: 903-437-9685  
Cell: 903-880-3317  
Fax: 864-331-1610  
[Tneighbors@NationalLand.com](mailto:Tneighbors@NationalLand.com)

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