

# SALE

## 12053 S STATE HIGHWAY 34

12053 S State Highway 34 Scurry, TX 75158



### OFFERING SUMMARY

Sale Price:	Call for Price
Building Size:	1,646 SF
Available SF:	
Lot Size:	54.95 Acres
Price / SF:	-

### PROPERTY OVERVIEW

- Location in Kaufman County between I-45 (13 mi) and US 175 (10 mi) with I-20 (19 mi) further NE.
- Develop the land and build a countryside subdivision. Located in Kaufman County.
- Use as your starter Texas Ranch. Raise you some mini cows.
- Easy flat land ripe for development.
- Includes a nice 1,646 sf home with barn.
- Close enough to everything Dallas, still far enough away to enjoy the county.
- Traffic counts are still relatively low for this growing area.

### PROPERTY HIGHLIGHTS

### OTHER RESOURCES

[You Tube Video Link.](#)

**Darrin Coles**  
469 794 6080  
TX #755167

**Cristie Coles**  
469 794 6080  
TX #0628110



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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### LOCATION DESCRIPTION

This remarkable 50 + acre property at 12053 State Highway 34, Scurry, TX 75158 offers the perfect opportunity for a single-family home developer or a cattle/horse farmer. With 1,646 sf of living space, the home is situated in peaceful countryside of lightly rolling hills and lush grasslands. The stunning landscape of the property is further enhanced by a small pond and seasonal creek, providing a tranquil place to relax, unwind and enjoy the great outdoors. The land is ideal for horseback riding, recreational activities, and ranching. With an ideal location and plenty of room for expansion, this property is the perfect place to start a residential development or build your own private ranch.

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