



**CLAYTON - WAGGONER**  
PROPERTIES

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## Kings Creek Ranch

**\$2,430,000**



360.00 Acres  
Kaufman County  
TBD State Highway 34 Kaufman, Texas

### Contact the Agent

**Jay Evans**  
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### PROPERTY HIGHLIGHTS

Price reduced to \$6,750/acre! This amazing 360-acre wildlife sanctuary and cattle ranch only 35 miles southeast of Dallas would make a great family ranch or hunting club opportunity. The Kings Creek Ranch offers 12 acres of water in the form of small lakes, as well as a mile of Kings Creek frontage which is prime habitat for wood ducks, mallards, pintails, and wigeons. Other wildlife opportunities include whitetail deer, dove and wild hogs. There has been no grazing or hunting activity on the property in over 5 years making it a true wildlife sanctuary with excellent habitat.

A majority of the property is in the floodplain, but there are approximately 15 acres outside of the floodplain to accommodate permanent improvements. While this wooded property fronts on Highway 34 on the south edge of Kaufman, it also offers a great deal of seclusion and is surrounded on two sides by larger ranching operations.

