



**CLAYTON - WAGGONER**  
PROPERTIES

325 N. St. Paul, Suite 3350  
Dallas, TX 75201  
[claytonwaggoner.com](http://claytonwaggoner.com)  
(844) 725-6247

**10451 FM 1390**

**\$675,000**



32.74 Acres  
Kaufman County  
10451 FM 1390 Scurry, Texas

### Contact the Agent

**Larry Tedford**  
903-316-8441  
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### PROPERTY HIGHLIGHTS

Recreational property includes 1,040 sqft mobile home with covered deck, carport, and fenced backyard. Terrain is primarily wooded and native vegetation with several varieties of oak and hickory trees, fenced and cross-fenced, good wildlife habitat. Seasonal creek and 30 ft elevation change from front to rear. Approximately 14.3 acres of floodplain. Outbuildings include a barn with restroom and an equipment shed. Located outside of city limits, but property has municipal water and septic system. Two water wells on the property, not in use by Seller, Buyer responsible for testing if desired. Property is 1.3 miles from State Hwy 34, 4.25 miles from Scurry, and 17.5 miles from Ennis/I-45. Scurry-Rosser ISD.

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Buyers broker/agent must be identified on first contact and must accompany prospective...

