



For Sale on Market

**\$668,000**

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## TBD FM 248, LINDEN, TX 75563

Turn-Key Farm and Ranch in East Linden Kildare, Cass County Discover the perfect blend of functionality and beauty with this absolutely gorgeous 155.5-acre farm and ranch located east of Linden near the Kildare community. Designed to accommodate numerous head of cattle or other livestock, this property is a dream come true for anyone seeking a turn-key farming operation. The land offers pristine hay and grazing fields that have been meticulously maintained, fully fenced and cross-fenced for optimal livestock management. Three serene ponds provide ample water supply, while working pens and an equipment barn with a covered hay loft ensure the infrastructure is ready for immediate use. Multiple gated entries allow easy access and movement throughout the property. With over 5,100 feet of frontage on FM 248 and approximately 2,500 feet on CR 1893, the tract provides excellent flexibility for various uses. The rolling terrain features an elevation change of around 70 feet, offering breathtaking views and numerous potential home sites nestled among towering timber for privacy and seclusion. In addition to its agricultural strengths, the property is loaded with game signs, making it one of the best hunting and recreational tracts in the area. Electricity is available, and there is an old home site along the frontage with a deep well. The tract lies within the EMC water service area, though the nearest water line is approximately 2,500 feet back toward Kildare. Buyers will need to verify utilities to suit their needs. This exceptional property is the ideal spot to build

### GENERAL DESCRIPTION

**Property Type:** Country Homes/Acreage

**Style:** Ranch

**Lotsize:** 6,773,580

**MLS# / Area:** LAARTX-20250565



Presented By  
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