

\$1,100,000 - 5052 S Fm 148, Kaufman

MLS® #20922206

\$1,100,000

2 Bedroom, 1.00 Bathroom, 1,090 sqft
Residential on 29.00 Acres

Samuel H Davis, Kaufman, TX

Welcome to this exceptional 29 + - acre ag-exempt farm and ranch property located on FM 148 in Kaufman County, within the sought-after Crandall ISD. This working ranch offers a rare opportunity to enjoy peaceful country living with easy access to Crandall, Kaufman, and major highways into the DFW metroplex. This parcel is being sectioned from a larger tract (with the option to purchase additional acreage!). The land is a fully operational cattle and hay ranch with productive pasture and hay meadows. The property features a partially finished 2-story barndominium with water, electric, and septic already in place. With 1,090 sq ft of living space, the home includes a downstairs living area, primary bedroom and bath with a walk-in tiled shower and a custom whiskey barrel sink. Upstairs, you'll find a bedroom with an office-flex space accessible from both inside the home and from inside of the shop. The kitchen side of the barndominium has not yet been built out, but 810 sq ft of additional concrete slab has been poured and is already plumbed for kitchen installation, allowing the next owner to customize the space to their needs. The attached 30x30 shop is fully insulated and includes four roll-up doors, plus central heat and AC—ideal for storage, workspace, or even entertaining. There is also a laundry area in the shop with a sink and room for stackable units. Outdoor living is a dream with an 11x50 covered front porch perfect for morning coffee and a 14x50



covered carport in the back for shaded parking or gatherings. Beautiful cedar accents throughout the home bring a warm, rustic charm. Whether you plan to finish the barndominium, build your forever home, or use the space for a ranch hand, this property offers incredible value, infrastructure, and potential. Own a piece of Texas just outside the city!

Built in 2021

Essential Information

MLS® #	20922206
Price	\$1,100,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,090
Acres	29.00
Year Built	2021
Type	Residential
Sub-Type	Farm
Style	Barndominium
Status	Active

Community Information

Address	5052 S Fm 148
Subdivision	Samuel H Davis
City	Kaufman
County	Kaufman
State	TX
Zip Code	75142-8939

Amenities

Utilities	Aerobic Septic, Co-op Electric, Co-op Water, Outside City Limits
Garages	Carport

Interior

Interior Features	Multiple Staircases
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Heating Central, Electric

Exterior

Exterior Features Covered Porch(es)
Lot Description Acreage, Agricultural, Cleared, Interior Lot, Pasture, Tank/ Pond
Roof Metal
Construction Metal Siding
Foundation Slab

School Information

District Crandall ISD
Elementary Martin
High Crandall

Listing Details

Listing Agent James Berryhill
Listing Office Farmhouse Realty, LLC

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