

# Cornerstone Ranch

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843± acres | \$13,150,800 | Kaufman, Texas | Kaufman County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Cornerstone Ranch

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Cornerstone Ranch presents a rare opportunity to acquire a highly versatile 843-acre property located just outside of Kaufman, Texas, in Kaufman County—one of the fastest-growing counties in the United States. Ideally positioned within an hour of Dallas and the broader DFW Metroplex, and only a short drive from the recreational destination of Cedar Creek Lake, this property combines natural beauty, accessibility, and significant long-term upside.

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At the heart of the ranch lies a scenic 10+ acre lake, renowned for its excellent fishing, including bass, catfish, and sunfish. Numerous additional ponds are spread across gently rolling terrain, shaded by mature burr oak trees and surrounded by thriving native habitat. The land supports abundant wildlife—deer, dove, ducks, and geese—and currently benefits from a wildlife tax exemption. A dedicated dove field and on-site shooting range enhance the property's appeal to outdoor enthusiasts.

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## Improvements

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Cornerstone Ranch offers outstanding access, with paved county road frontage on two sides—a strategic advantage as Kaufman County continues its explosive growth in population, infrastructure, and demand for rural residential living.

Improvements include ten fully equipped one-bedroom, one-bathroom cottages, ideal for guest accommodations, short-term rentals, or event lodging. The ranch also features a 60' x 80' climate-controlled indoor pavilion with full restaurant kitchen and large bathrooms and a 40' x 60' outdoor pavilion with a built-in barbecue area and generous seating—perfect for hosting gatherings, retreats, or private events. The ranch also features a large, enclosed equipment barn/shop, covered implement storage, a full backup generator system, fishing dock, 30-person storm shelter, and six (6) well-constructed bridges spanning creeks.

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## Improvement Highlights

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Gated Entrance  
10 one-bedroom one-bath furnished casitas  
60' by 80' indoor pavilion  
Commercial kitchen w/ dining area  
Commercial generator  
40' by 60' outdoor pavilion w/ BBQ pit  
3 bay equipment barn  
Large rock parking lot  
Rock fire pit w/ chairs  
10+ acre lake at headquarters  
Numerous ponds throughout the ranch  
Covered implement storage  
30 personal storm shelter  
4 custom bridges over creek crossings

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## Development Potential

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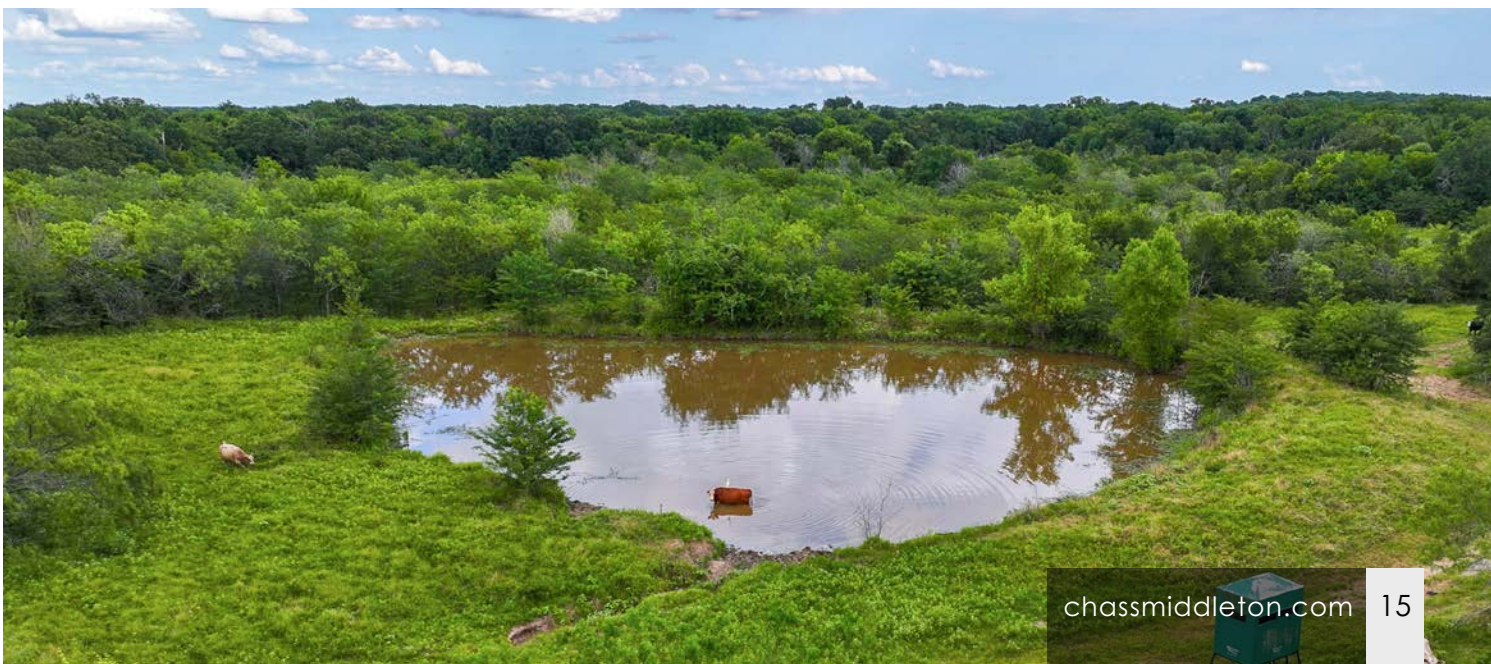
This is a true multi-use property. It functions seamlessly today as a recreational ranch, private family compound, or income-generating venue. Looking ahead, the ranch's real strength lies in its development potential—with utilities and road infrastructure in place, the land is well-suited for phased residential development, equestrian estates, or a private lakefront community. As demand surges for rural lifestyle properties near major urban centers, Cornerstone Ranch stands out as a rare opportunity in one of the most dynamic growth corridors in the country.

Whether you're seeking a turnkey retreat, a legacy investment, or a large tract with meaningful development potential, this is a property that delivers both immediate enjoyment and long-term value.

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## Broker Remarks

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The Cornerstone Ranch is a uniquely large property in one of the fastest growing areas of Texas. The new owner will have many options from a private family ranch, income producing event property along with multiple development options. Water features, hunting options, location, access, great improvements and huge trees are only a few of the attributes. If you are looking for a real estate investment with great upside, this ranch deserves a look.

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## Price

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\$13,150,800 • \$15,600 per acre

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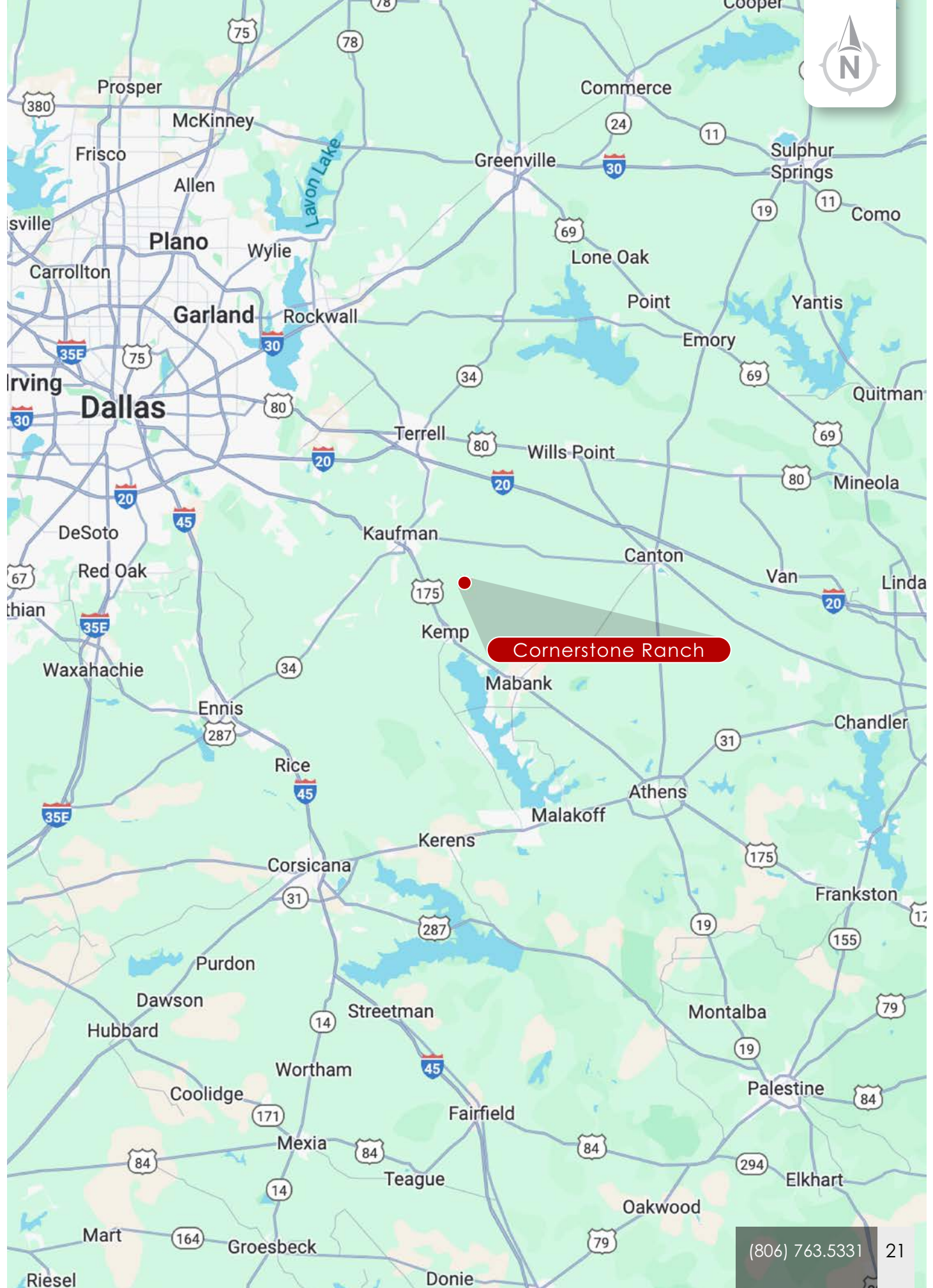
Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.











Cornerstone Ranch





FARM-TO-MARKET RD 183

COUNTY RD 111

COUNTY RD 111

COUNTY RD 111

COUNTY RD 111

COUNTY RD 115

COUNTY RD 115

COUNTY RD 115

COUNTY RD 115

COUNTY RD 4027

COUNTY RD 4027

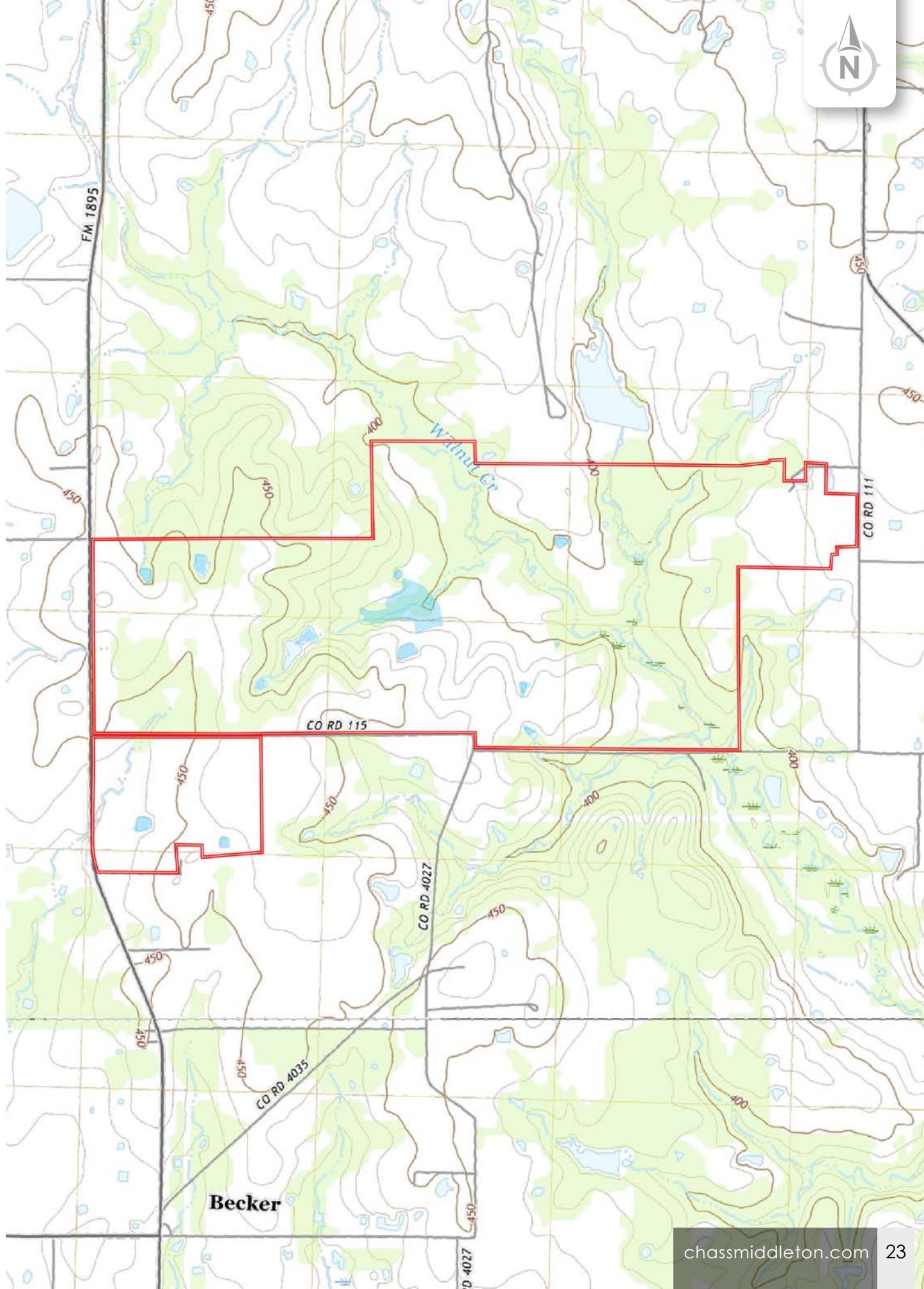
COUNTY RD 4035A

COUNTY RD 4035

COUNTY RD 4027

32.5164, -96.1982







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