

# CENTURY 21

Judge Fite Company



## TBD FM 128

BEN FRANKLIN, TX 75415



\$2,589,390



1 acres

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## DESCRIPTION

Big Creek Farms is a premier 575.42± acre property in Delta County, Texas, offering a rare mix of agricultural productivity, recreational use, and development potential. With multiple creeks, four ponds, and the East Fork of Big Creek running through it, the property is rich in natural resources. It has over 1.45 miles of combined paved and county road frontage, plus available utilities including a 4-foot water line and 3-phase electric along FM 128. Currently farmed for corn, soybeans, and winter wheat, the land features fertile Class 2 tillable soil, ideal for continued ag use or future development. The property is conveniently located near Cooper, Paris, Jim Chapman Lake, and Bois D'Arc Lake, and is within 1.5 hours of McKinney and Dallas, making it a strong investment opportunity as the metro expands. Available as a whole or in individual tracts, Big Creek Farms is ideal for farmers, investors, or anyone seeking a rural retreat with development upside. Showings by appointment only.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Pending

**MLS:** 21145373

**YEAR BUILT:**

**COUNTY:** Delta

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 01/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 575.42

**LOT SIZE (SQFT):** 25,065,295

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Level

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Joseph Marzahl 

**PHONE:** 469.596.9016

**BROKERED BY:** Arrowhead Land Company

century21judgefite.com

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