

22601 County Road 534, Cross Plains, Texas 76443

MLS#: 20765088   **B**   Active

Property Type: Residential

22601 County Road 534 Cross Plains, TX 76443-3126

SubType: Single Family

LP: \$174,000

OLP: \$159,000

Recent: 09/29/2025 : Back On Market : AC->A



SqFt: 1,230/Assessor

Yr Built: 1969/Other

Lot Dimen:

Subdivide?: No

HOA: None

HOA Mgmt Email:

Also For Lease: N

Subdivision: None

County: Brown

Country: United States

Parcel ID: 30881

Parcel ID 2: 20007408

Lot: 4   Block: 16

Legal: W B TRAVIS, SURVEY 148, ABSTRACT 898, BLOCK 1

Unexmpt Tx: \$704

Lst \$/SqFt: \$141.46

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: Yes   MUD Dst: No

PID:No

Beds: 3   Tot Bth: 1   Liv Area: 1

Fireplc: 0   Full Bath: 1   Din Area: 1   Pool: No

Half Bath: 0   Adult Community: No

Smart Home App/Pwd: No

Hdcp Am: No

Prop Attached: Yes

Acres: 1.410

Garage: No

# Carport: 0

Cov Prk: 0

Gar Size:

HOA Co:

HOA Website:

School Information

School Dist: Cross Plains ISD

Elementary: Cross Plains   Middle: Cross Plains   High: Cross Plains

| Rooms           |             |          |
|-----------------|-------------|----------|
| Room            | Dimen / Lvl | Features |
| Bedroom-Primary | 11 x 13 / 1 |          |
| Room            | Dimen / Lvl | Features |
| Living Room     | 15 x 15 / 1 |          |

General Information

Housing Type: Farm/Ranch House

Style of House: Ranch

Lot Size/Acres: 1 to < 3 Acres

Soil: Sandy Loam

Heating: Propane, Wall Furnace

Roof: Composition

Construction: Wood

Road Surface: Gravel

Foundation: Pillar/Post/Pier

Basement: No

Possession: Closing/Funding

Fireplace Type:

Flooring: Carpet, Hardwood, Vinyl

Levels: 1

Type of Fence: None

Cooling: Window Unit(s)

Accessible Ft:

Patio/Porch:

Road Frontage:

Special Notes:

Listing Terms: Cash, Conventional, FHA, VA Loan

Features

Appliances: Dryer, Electric Range, Electric Water Heater, Washer

Interior Feat: Cable TV Available, Natural Woodwork

Exterior Feat: Basketball Court, Tennis Court(s)

Park/Garage: Driveway, Gravel

Street/Utilities: Co-op Water, Electricity Connected, Propane, Rural Water District, Septic

Lot Description: Acreage

Proposed Use: Agricultural, Equine, Horses, Investment, Livestock, Poultry, Residential

Restrictions: No Known Restriction(s)

Other Equipment:

Farm & Ranch Information

# Barns: 1   Bottom Lnd Acres:   AG Exemption:   Wells:

Horse Amenities: Barn(s), Electric to Barn

Remarks

Property Description:

Back on the market with additional acreage! Looking for quiet country living? Check out this cute 3 bedroom, 1 bath ranch style house that has a new roof, fresh exterior paint, & recently replaced windows. New interior paint, flooring just installed July 2025, as well as new vanity. Sitting on 1.41 acre lot, with larger acreage neighbors, this is the

country! Conveniently located 20 min. to Brownwood & 10 min. to Cross Plains or Lake Brownwood. But the best is yet to come. This home offers a large backyard perfect for entertaining, gardening, & creating endless memories with family & friends. Backyard space includes a tennis court that provides the perfect opportunity for a family-friendly game or a competitive match with friends. Can also be used for basketball or pickleball. There is a larger storage area off of covered back porch. Featuring original wood trim around windows. As you enter the living room, natural light floods the space through a windows illuminating the entire room. Kitchen features original wooden cabinets & an opportunity for future homeowners to customize to their liking. Acreage has separate fenced off area with a barn, sea container for storage, and an old bird pen. Plenty of room for animals! \*\*Buyer to Verify Measurements, Taxes, & All Information\*\*

**Public Driving Directions:** GPS works great. \*\*Buyer to Verify Measurements, Taxes, & All Information\*\*

| Financial Information      |                                                                            |                     |                                          |
|----------------------------|----------------------------------------------------------------------------|---------------------|------------------------------------------|
| <b>Loan Type:</b>          | Treat As Clear                                                             | <b>Bal:</b>         |                                          |
| <b>Pmt Type:</b>           |                                                                            | <b>Lender:</b>      |                                          |
| <b>Seller Concessions:</b> |                                                                            | <b>Payment:</b>     |                                          |
|                            |                                                                            | <b>Orig Date:</b>   | <b>2nd Mortg:</b> No                     |
| Agent/Office Information   |                                                                            |                     |                                          |
| <b>CDOM:</b>               | 601                                                                        | <b>DOM:</b>         | 337                                      |
|                            |                                                                            | <b>LD:</b>          | 10/27/2024                               |
| <b>List Type:</b>          | Exclusive Right To Sell                                                    | <b>XD:</b>          | 12/27/2025                               |
| <b>List Off:</b>           | <a href="#">Trinity Ranch Land Cross Plains (TRLCP1) 254-725-4181</a>      | <b>LO Fax:</b>      | 855-398-4520                             |
| <b>LO Addr:</b>            | 225 SW 5th Cross Plains, Texas 76443                                       | <b>Brk Lic:</b>     | 0432195                                  |
| <b>List Agt:</b>           | <a href="#">Karen Lenz (0432195) 325-668-3604</a>                          | <b>LO Email:</b>    |                                          |
| <b>LA Email:</b>           | <a href="mailto:karen@trinityranchland.com">karen@trinityranchland.com</a> | <b>LA Cell:</b>     | 325-668-3604                             |
| <b>LA Website:</b>         |                                                                            | <b>LA Fax:</b>      | 254-725-4184                             |
|                            |                                                                            | <b>LA Othr:</b>     | <b>LA/LA2 Texting:</b> Yes/              |
|                            |                                                                            | <b>LO Sprvs:</b>    | <b>Karen Lenz (0432195) 254-725-4181</b> |
| Showing Information        |                                                                            |                     |                                          |
| <b>Call:</b>               | Agent                                                                      | <b>Appt:</b>        | 325-668-3604                             |
| <b>Keybox #:</b>           | 0000                                                                       | <b>Keybox Type:</b> | Combo                                    |
| <b>Show Instr:</b>         | Call or text Karen 325-668-3604                                            | <b>Owner Name:</b>  | Robert G. Taylor Estate                  |
| <b>Show Srv:</b>           | None                                                                       | <b>Seller Type:</b> | Standard/Individual                      |
| <b>Showing:</b>            | Appointment Only, Combination Lock Box                                     |                     |                                          |

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 09/29/2025 09:26

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