

# **132.5+/-Acres** **Brown & Comanche County**

Hunters, Ranchers, Investors have you been searching for a property that could possibly fit any plan. You need to come see this 132.5 + or – acres in Brown and Comanche County. The property has paved road frontage on the South side & county road frontage on the East side. The 100+ or – acres on the North side has good oak cover as well as native pasture. The 32.5 + or – acres on south side of the property that fronts the paved road has very heavy cover which would be good bedding area for wildlife. There are three tanks on the property which currently have water in them. The South Copperas Creek which is a seasonal creek that cross's the property on the Northwest Corner. There are two water wells on the property one has a windmill and the other is just the casing the seller does not have any knowledge about the depth, GPM's or quality of the water. Per Comanche County water there are water meters available.



## **\$728,750**

**Mike Gray, Realtor**

**325-386-7403**

**[mikeg@trinityranchland.com](mailto:mikeg@trinityranchland.com)**

**[www.trinityranchland.com](http://www.trinityranchland.com)**

225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.



# ***132.5+/-Acres*** ***Brown & Comanche County***

- County – Brown & Comanche
- Schools – May ISD
- Surface Water – 3 Tanks & Seasonal Creek
- Soil Type – Sandy Loam
- Terrain – Hilly, Rolling Slope
- Minerals – Unknown
- Hunting – Whitetail, Turkey, Hogs, Dove, & Ducks
- Ag Exempt – Yes
- Taxes - \$57
- Price Per Acre – \$5,500
- Price - \$728,750
- MLS# 20379550



225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.