

TBD CR 120, Brownwood, Texas 76801

MLS#: 20913994 B Active

Property Type: Land

TBD CR 120 Brownwood, TX 76801

SubType: Ranch

LP: \$396,800

OLP: \$396,800

Recent: 11/10/2025 : Back On Market : X->A



Subdivision: WILLIAM ENGLISH SURVEY 791, ABSTRA
County: Brown
Country: United States
Parcel ID: [000000018594](#)
Lot: **Block:**
Legal: WILLIAM ENGLISH, SURVEY 791, ABSTRACT 273, EA
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$6,400.00**Lake Name:****Plan Dvlpm:****MultiPrcl:** No **MUD Dst:** No

Land SqFt: 2,700,720 **Acres:** 62.000 **\$/Lot SqFt:** \$0.15
Lot Dimen: **Will Subdv:** Yes

HOA: None**HOA Co:****HOA Website:****HOA Management Email:**

General Information

Land Leased:**AG Exemption:** Yes**# Tanks/Ponds:** 1**# Wells:****Cultivated Acres:****Bottom Land Ac:**

School Information

School Dist: May ISD**Elementary:** May**Middle:** May**High:** May

Features

Lot Description:	Acreage, Agricultural, Brush, Cleared, Few Trees, Many Trees, Native - Mesquite, Native - Oak, Pasture, Tank/ Pond	Restrictions:	No Known Restriction(s)
Lot Size/Acres:	50 to =< 100 Acres	Easements:	Pipeline, Utilities
Present Use:	Agricultural, Crops and Livestock, Hunting/Fishing, Ranch, Recreational	Documents:	Aerial Photo, Topo Maps
Proposed Use	Agricultural, Barndominium, Cattle, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Recreational, Residential	Type of Fence:	Barbed Wire
Zoning Info:	unzoned	Exterior Bldgs:	
Development:	Unzoned	HOA Includes:	
Street/Utilities:	Co-op Electric, Electricity Available, Gravel/Rock	Miscellaneous:	
Topography:	level with a slight roll	Road Frontage:	
Road Front Desc:	County Road	Special Notes:	
Road Surface:	Gravel	Prop Finance:	Cash, Conventional, Texas Vet
Crops/Grasses:	Native	Possession:	Closing/Funding
Soil:	Clay, Rocky/Shale, Sandy Loam	Showing:	Appointment Only
Surface Rights:		Plat Wtrfn Bnd:	
Waterfront:			
Vegetation:	Brush, Cleared, Crop(s), Wooded		

Remarks

Property Description: Located just North of Brownwood, TX about 20 min and near the town of May, TX, this stunning property offers a true slice of the Lone Star State that's becoming increasingly hard to find. Discover a great blend of native Texas landscape and functional farmland, making it ideal for nature enthusiasts, ranchers, or those seeking a peaceful country retreat. Featuring a picturesque mix of majestic Live Oaks, sturdy Post Oaks, and rugged Mesquite trees, alongside a cultivated field perfect for food plots for wildlife or feed for livestock. This diverse terrain provides not only stunning scenery but also excellent potential for agricultural or recreational use. A well-sized tank (pond) provides a dependable water source for livestock and wildlife alike. Perimeter fencing is in good to fair condition, with some fencing needed along the dividing line (neighbor possibly willing to share the cost). Electricity is conveniently available along County Road 120, making future development simple and accessible. Water wells are common in the area, suggesting favorable conditions for drilling. Whether you're dreaming of building your forever home, establishing a hunting retreat, or investing in valuable Texas land, this property offers endless possibilities. Don't miss your chance to own a piece of Texas heritage that has been in this family for over 100 years! Seller has no knowledge of any minerals owned. No production on the property.

Public Driving From Hwy 583, just west of Williams - May, go South on CR 119 approximately 1 mile **Buyer's Agent to verify
Directions: Schools & Utilities**

Seller Concessions YN:

Agent/Office Information

CDOM: 946

DOM: 190

LD: 04/23/2025

XD: 05/31/2026

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Cross Plains](#) (TRLCP1) 254-725-4181

LO Fax: 855-398-4520

Brk Lic: 0432195

LO Addr: 225 SW 5th Cross Plains, Texas 76443

LO Email:

List Agt: [Karen Lenz](#) (0432195) 325-668-3604

LA Cell: 325-668-3604

LA Fax: 254-725-4184

LA Email: karen@trinityranchland.com

LA Othr:

LA/LA2 Texting: Yes/

LA2 Cell: 325-200-9361

List Agt 2: [Joshua Smith](#) (0788131) (325) 200-9361

LA2 Email: joshua@trinityranchland.com

LA Website:

LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent

Appt: 3252009361

Owner Name: As of Record

Keybox #: 00000

Keybox Type: None

Seller Type: Standard/Individual

Show Instr: Call or Text Listing Agent to Schedule an Appointment - Josh (325)200-9361 or Karen (325)668-3604

Show Allowed: Yes

Show Srvc: None

Showing: Appointment Only

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 11/10/2025 14:45

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