

T.B.D. Cr 120, Brownwood, Texas 76801

MLS#: 20913977 **B** Active
Property Type: Land

T.B.D. Cr 120 Brownwood, TX 76801
SubType: Ranch

LP: \$194,300
OLP: \$194,300

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



Lst \$/Acre: \$6,700.00

Subdivision: WILLIAM ENGLISH SURVEY 791, ABSTRA
County: Brown **Lake Name:**
Country: United States
Parcel ID: [000000018594](#) **Plan Dvlpm:**
Lot: **Block:** **MultiPrcl:** No **MUD Dst:** No
Legal: WILLIAM ENGLISH, SURVEY 791, ABSTRACT 273, EA
Unexmpt Tx: \$0
Spcl Tax Auth: **PID:**No

Land SqFt: 1,263,240 **Acres:** 29.000 **\$/Lot SqFt:** \$0.15
Lot Dimen: **Will Subdv:** Yes

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Land Leased: **# Tanks/Ponds:** 0 **Cultivated Acres:**
AG Exemption: Yes **# Wells:** **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
Lot Size/Acres: 10 to < 50 Acres **Restrictions:** No Known Restriction(s)
Present Use: Agricultural, Crops and Livestock, Hunting/Fishing, Ranch, Recreational **Easements:** Pipeline, Utilities
Proposed Use: Agricultural, Barndominium, Cattle, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Recreational, Residential **Documents:** Aerial Photo, Topo Maps
Zoning Info: unzoned **Type of Fence:** Barbed Wire
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: Co-op Electric, Electricity Available, Gravel/Rock
Topography: level with a slight roll **HOA Includes:**
Road Front Desc: County Road **Miscellaneous:**
Road Surface: Gravel **Road Frontage:**
Crops/Grasses: Native **Special Notes:**
Soil: Clay, Rocky/Shale, Sandy Loam **Prop Finance:** Cash, Conventional, Texas Vet
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only
Vegetation: Brush, Cleared, Crop(s), Wooded **Plat Wtrfrn Bnd:**
Horses: Yes **Dock Permitted:** **Lake Pump:**

Remarks

Property Description: Just 20 minutes to Brownwood, TX and near the community of May, TX, this property boasts 29+- acres of prime Texas land that has been in this family for over 100 years! Small Tracts like this are hard to come by. With a combination of Live Oaks, Post Oaks, Mesquite, and a cultivated field perfect for food plots for wildlife or to grow your own vegetable garden. The property also features good to fair fencing, will need to be fenced along the dividing line (neighbor possibly willing to share cost). Electricity runs along CR 120 & 119 for ease of access to build your dream home. Water wells are in the area so drilling a water well is a strong possibility. Don't miss out on the opportunity to own your very own piece of Texas! Additional Acreage Available, Up To +-92 Acres with a tank!! Seller has no knowledge of minerals owned. No production on the property.

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

Seller Concessions YN:

Agent/Office Information

CDOM: 452 **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 Addr:** 225 SW 5th Cross Plains, Texas 76443**List Agt:** [Karen Lenz](#) (0432195) 325-668-3604**LA Email:** karen@trinityranchland.com**List Agt 2:** [Joshua Smith](#) (0788131) (325) 200-9361**LA Website:****LO Fax:** 855-398-4520**Brk Lic:** 0432195**LO Email:****LA Cell:** 325-668-3604**LA Fax:** 254-725-4184**LA Othr:****LA/LA2 Texting:** Yes/**LA2 Cell:** 325-200-9361**LA2 Email:** joshua@trinityranchland.com**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 14:48

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