

T.B.D. Cr 119, Brownwood, Texas 76801

MLS#: 20914004 **B** Active
Property Type: Land

T.B.D. Cr 119 Brownwood, TX 76801
SubType: Ranch

LP: \$404,224
OLP: \$404,224

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



Lst \$/Acre: \$6,400.00
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: 2,751,250 **Acres:** 63.160 **\$/Lot SqFt:** \$0.15
Lot Dimen: **Will Subdv:** Yes

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Land Leased: **# Tanks/Ponds:** 1 **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:	50 to =< 100 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	HOA Includes:
Topography:	level with a slight roll	Miscellaneous:
Road Front Desc:	County Road	Road Frontage:
Road Surface:	Gravel	Special Notes:
Crops/Grasses:	Native	Prop Finance: Cash, Conventional, Texas Vet
Soil:	Clay, Rocky/Shale, Sandy Loam	Possession: Closing/Funding
Surface Rights:		Showing: Appointment Only
Waterfront:		Plat Wtrfrn Bnd:
Vegetation:	Brush, Cleared, Crop(s), Wooded	Lake Pump:
Horses:	Yes Dock Permitted:	

Remarks

Property Description: Located north of Brownwood TX approximately 20 minutes and near the town of May, TX, this stunning property boasts 63+- acres of prime Texas land. Tracts like this are hard to come by! With a gorgeous combination of Live Oaks, Post Oaks, Mesquite, and meticulously maintained cultivation areas, this is a nature lover's paradise. Oaks are known for their majestic canopies and robust presence, while Mesquite adds a unique, rugged hill country charm. One tank on the property ensures an ample water supply for both wildlife and livestock. The property also features good to fair fencing, will need to be fenced along the dividing line with the neighbor. Electricity runs along CR 120 for ease of access to build your dream home. Water wells are in the area so drilling a water well should be good. Don't miss out on the opportunity to own your very own piece of Texas! Come enjoy privacy, recreation, hunting and get away from the city! Additional Smaller & Larger Acreage Available, Up To +-92 Acres. Seller does not know if he owns any minerals. No production is 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 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/**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 14:47

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