

15+/- Acres Brown County

Small tracts this nice are rare! Located in Brown County, just outside of May, TX. This tract features thick trees of Live Oaks, Post Oaks, Mesquite, Blackjack & other varieties. A canvas to make your own and clear wherever you desire to set up camp or build a new home! Enjoy a weekend getaway recreational property with deer, hogs & turkey. Buyer will need to build and share the cost of the West fence line that has been dozed. This tract and a few others are being divided out of a larger tract, providing additional acreage available. A small dry tank is on the property and with a little work digging deeper and expanding would be a great tank. Water wells are prevalent in the area as well. Comanche County Elec Co-op runs along South fence line. With paved road frontage, 20-minute access to Brownwood & Early, 30 minutes to I-20. Come take a look! Seller willing to drill a water well with acceptable offer or give buyer credit for a water well.



\$112,500

Karen Lenz, Broker

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225 SW 5th 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.

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- **County – Brown**
- **Schools – May I.S.D**
- **Surface Water – 1 Tank/Pond**
- **Terrain – Rolling Slope**
- **Soil – Sandy Loam, Clay**
- **Hunting – Deer, Hogs, & Turkey**
- **Minerals to Convey – Any Owned Will Convey**
- **Ag Exempt – Yes**
- **Taxes – TBD**
- **Price Per Acre – \$7,500**
- **Price – \$112,500**
- **MLS# – 20482805**



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