

21.07 Acres Brown County

Desiring some small-town country Texas living? Here is a small acreage place ready to build you new home! Property has underground electricity and water to the house site. Shop has a cement floor and an outlook tower to see for miles. Approximately 18.8 acres is high fenced with 2 ponds, one stocked with bass, minnows & perch. The remaining 3+/- acres is nice grass cover and shop with a pond that as an island.



\$168,500

Karen Lenz, Broker

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Directions: Hwy 279 to Cross Cut, take CR 596 to CR 121 go about half a mile, property on right

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 – Cross Plains I.S.D.**
- **Acreage – 21.07**
- **Surface Water – 3 Tanks**
- **Soil Type – Sandy Loam**
- **Terrain – Flat**
- **Outbuildings – Barn**
- **Hunting – Whitetail, Dove,
Quail, Hogs, Turkey, Duck**
- **Minerals to Convey – Yes**
- **Ag Exempt – Yes**
- **Price - \$168,500**
- **MLS - 14698980**



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