

# ***24 Acres & Home Brown County***

**Luxury living on 24 acres in a beautiful 2BD, 2BA 1,392 sq ft brick home! Tile floors throughout, vaulted ceilings with crown molding and ceiling fans. A fireplace will warm you on those chilly days and ceiling fans cool you on hot ones, or just rely on central heat & air to keep you comfortable year-round. Step outside the aptly names Lazy Bones Ranch and enjoy the serenity of country living as you sit on the large back porch. This home would comfortably be a full-time residence or a beautiful weekend getaway. Only about 20 miles to Lake Brownwood. Conveniently located, only 2 hours to Ft. Worth and 2.5 hours to Austin. Far enough to get away from it all and close enough to have big city fun and shopping!**



**\$435,000**

**Diane Woods, Realtor**

**325-660-8227**

**diane@trinityranchland.com**

**www.trinityranchland.com**

**You really need to see this property!**

225 SW 5<sup>th</sup> 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 ISD
- Surface Water – None
- Soil Type – Clay Loam
- Terrain – Flat
- Hunting – Whitetail, Dove, Hogs, & Turkey
- Outbuildings – None
- Minerals to Convey – No
- Ag Exempt – Yes
- Taxes – \$2,461
- Price – \$435,000
- MLS – 20493475



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