

25+/- Acres Brown County

This 25+/- acres property will make a prime spot for a countryside homestead, and/or recreational, hunting, livestock as well! Electricity and rural water run along CR 415, next to property. MapRight shows the land to be on Trinity Aquifer with good wells in the area. The front 5+/- acres has mesquite, oak, & pecan trees with a cleared back 20+/- acres that has tree & plum thickets around the fence line & native grasses. The soil is sandy loam, which is good for cultivation, pasture, and wildlife! 1 hour from Abilene, 2 hours from Ft. Worth, and 20 minutes from Lake Brownwood; gives you the seclusion you need while not being too far from the luxuries you enjoy!



\$179,000

Joshua Smith, Realtor
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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 – Cross Plains I.S.D.**
- **Soil Type – Sandy Loam**
- **Terrain – Partially Wooded**
- **Hunting – Whitetail, Dove**
- **Ag Exempt – No**
- **Taxes – \$1,211**
- **Price Per Acre – \$7,160**
- **Price – \$179,000**
- **MLS – 20234503**



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