

164.45 Ac & 2 Cabins Brown County

Oak Ridge Ranch is nestled in the northern hill country of Texas just North of Lake Brownwood. Its name identifies the large hilltop ridge lined with Live Oaks and Post Oaks with 360 views that will leave you amazed. Being 164.5 acres of diversity, this ranch will most likely hit everything on your list. From rocky outcroppings to sandy soils, grassy areas to thick cover, from hunting to fishing or just relaxing, this is the perfect place to do it all! Once entering the gate off Highway 279, you are immediately greeted with the bass stocked tank surrounded by scattered Oaks and the Oak lined ridge in the background. There are 2 other tanks on the ranch with one having catfish and all 3 providing water for livestock and wildlife. There are 7 blinds, 3 bow blinds and 7 feeders strategically placed for optimal hunting. The ranch has excellent to good fencing on all sides and is currently holding livestock. There are great roads throughout the ranch and wildlife trails are abundant on the hilltop. Bring your clothes, guns, and fishing poles on the day of closing because this property will be ready for you to enjoy! With 2 fully furnished cabins, ability to sleep 9 people in beds, 2 bathrooms, a covered patio with firepit and a large shop for all the toys. Some of the equipment included with the sale – JD 4520 Tractor & implements, JD zero turn mower, Kawasaki Mule 2 row seater, Polaris Ranger single row, Port-o-cool, Chipper shredder, welder and much more. For a complete list of equipment, please give us a call. Brookesmith water supplies the cabins and Comanche County Electric Coop is the electric provider. Don't miss out on this rare opportunity to own a showplace like this.



\$1,100,000

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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 or 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 – Bangs I.S.D.
- Soil Type – Sandy, Rocky, Sandy Loam
- Terrain – Hills
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey, Duck
- Minerals Convey – NA
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$6,689
- Price – \$1,100,000
- MLS – 20375345



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