

25+/- Acres Brown County

Small tracts this nice are rare! Located in Brown & Comanche Counties, this tract features a gentle roll with huge Live Oaks and a creek in the NW corner. Wake up to those gorgeous Texas sunrises and watch the magnificent sunsets. Enjoy a weekend getaway recreational property with deer, hogs & turkey. A beautiful spot for building your dream home! Some cleared areas for grazing or planting food plots. Buyer will need to build and share the cost of the South fence lines with new neighbors. This tract and a few others are being divided out of a larger tract. Per Comanche County Water, a water meter is available. Water wells are prevalent in the area as well. Comanche County Elec Co-op crosses the property, buyer would need to request meter.



\$175,000

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, & Creek
- 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 – \$7,000
- Price – \$175,000
- MLS# – 20476018



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