

27+/- Acres (South) Brown County

Small tracts this nice are rare! Located in Brown & Comanche Counties, this tract features a gentle roll to the West with huge Live Oaks on a hill. Wake up to those gorgeous Texas sunrises and watch the magnificent sunsets. A beautiful spot for building your dream home! Some cleared areas for grazing or building another tank. Buyer will need to build and share the cost of the North & 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.



\$186,300

Karen Lenz, Broker

325-668-3604

karen@trinityranchland.com

www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

27+/- Acres (South) Brown County

- County – Brown
- Schools – May I.S.D
- Surface Water – 1 Tank/Pond
- Terrain – Rolling Slope, Level
- Soil – Sandy Loam, Clay
- Hunting – Deer, Hogs, & Turkey
- Minerals to Convey – Any Owned Will Convey
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$6,900
- Price – \$186,300
- MLS# – 20429498



225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181