

161+/- Acres Brown County

161+- acres to be surveyed out of a larger tract in Brown County. Private and easy to get to, this property offers beautiful views for a new home or just a great place to get away. Great combination property, hunting, recreational uses, grazing, & fishing. Approximately 65 acres in Coastal, with other areas having native grass & coastal mix. Remainder of property has thick Oak areas and a Mesquite flat with few Pecan trees mixed in. Large tank & 2 smaller tanks back to the East and a wet weather creek. Electricity runs along the West fence line. With an acceptable offer, seller willing to drill a new water well! Neighboring properties have water wells around 20 gpm. Additional acreage available.



\$853,300

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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.
- Pasture – 96 Acres
- Surface Water – 1 large tank 2 small tanks & a wet weather creek
- Wells – N/A
- Soil Type - Sandy Loam
- Terrain - Rolling
- Hunting – Whitetail Deer, Turkey, & Hogs
- Outbuildings – None
- Minerals owned –Unknown
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - \$ 460
- Price Per Acre - \$ 5,300
- Price - \$853,300
- MLS - 20217233



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