

135.69+/- Acres, Brown County

Hunters, Ranchers, Investors have you been searching for a property that could possibly fit any plan. You need to come see this 135.69 acres in Brown & Comanche County. Property has paved road frontage on South side & county road on East side. 100+- ac on North side has large Live Oak cover as well as native pasture with rolling terrain with views for building sites. South 35+- ac, has heavy oak, elm & mesquite cover providing good bedding area for wildlife. There are 4 tanks which 3 currently have water in them. South Copperas Creek which is a seasonal creek that cross's the property on the Northwest Corner. There are two water wells, one has a windmill & the other is just the casing; seller does not have any knowledge about the depth, GPM's or quality of water. Per Comanche County water there are water meters available. North side is sandy loam with some clay areas & south side is sandy soil. Fences are good.



\$750,000

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 – 4 Tanks/Ponds, & Creek
- Water Well – 2
- 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 – \$5,527
- Price – \$750,000
- MLS# – 20505866



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