

321+/- Acres Brown County

Truly a Texas production and combination ranch! Hunt, fish, farm, graze & collect your income from production or build your dream home. This exceptional combination property offers natural beauty and endless possibilities. Predominantly flat with slight rolling terrain, the ranch boasts a creek and 5 tanks with Oaks, Mesquite, and Elm trees. Wildlife evidence is abundant from deer, turkey, dove, quail, and hogs. Throughout the ranch you'll find fertile soil for planting, a coastal pasture as well as Klein, Wheat, and B-Dahl fields. The tank on the north end is the deepest tank, bring your pole! Paved FM road frontage, cross fenced and good interior roads. Call the listing agents for information on production and possible owner financing.



\$1,267,950

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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 – Cross Plains I.S.D.
- Surface Water – 5 Tanks
- Well – 2 Wells
- Outbuildings – 1 Shop
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey, & Duck
- Minerals to Convey – Yes
- Ag Exempt – Yes
- Taxes – \$ TBD
- Price Per Acre – \$3,950
- Price – \$1,267,950
- MLS – 20460455



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