

456+/- Acres Brown County

This lush 456+/- acre ranch is a great combination & income producing property that is a rare find. Located in Northern Brown County, just East of the Cross Cut community will be an ideal investment for the new owner. Welcome to your own slice of Texas paradise! This exceptional combination property offers natural beauty and endless possibilities. Predominantly flat with slight rolling terrain, the ranch boasts a tranquil creek and 7 tanks with an abundance of majestic Oaks, Mesquite, and Elm trees. Wildlife enthusiasts will be delighted by the evidence of thriving wildlife throughout the property. Throughout the ranch you'll find fertile soil for planting, a coastal pasture as well as Klein, Wheat, and B-Dahl fields. A set of working pens & a small shop on the South end located on the dead-end county road for privacy. The shop building could easily be turned into a hunter's cabin. Oil production on the ranch and the estate is conveying the minerals owned. Contact listing agents for additional information and income. This is the perfect retreat for those seeking peace, tranquility, and outdoor adventures. Whether you enjoy hiking, hunting, or fishing, farming, running some livestock or wanting to build your dream home, this property has it all. Owner financing available. To be surveyed out of a 777-acre ranch.



\$1,915,200

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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 – 1 Creek & 7 Tanks
- Water – 1 Meter
- 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 – \$4,200
- Price – \$1,915,200
- MLS – 20460441



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