

77+/-Acres Brown County

77+- 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. Perfect for grazing and grassland, hunting and recreational uses.

Approximately 25 acres in grass, with some coastal. Remainder in Mesquite with a few Oaks mixed in. One tank on the West side, although low, is holding water through summer drought. A new tank was just dug in November 2022 and waiting for a good rain! When full, will be approximately 15-16 feet deep! Electricity runs along the West fence line. With an acceptable offer, seller willing to drill a new water well! Additional acreage available. Great wildlife seen on this property from whitetail to hogs and many birds.



\$446,600

Karen Lenz, Broker
325-668-3604

karen@trinityranchland.com

www.trinityranchland.com

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 or 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 –77 Acres
- Surface Water – 2 tanks (1 is newly built just waiting on a good rainfall)
- 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 - \$ 5,800
- Price - \$446,600
- MLS - 20213589



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