

78.568+/- Acres, Brown County

Escape to the serenity of Cross Cut, TX, with this 78.5-ac land offering. Nestled in the heart of nature, this property promises a perfect blend of tranquility & opportunity. You'll be captivated by the view from the hill as you enter the gate, with mature trees of Mesquite & a few large Live Oaks. This property provides an ideal canvas for your hunting escape or an agricultural venture. The land's strategic location ensures both seclusion & convenience. Enjoy the privacy of country life while still being within reach of essential amenities only 20 min to Brownwood, 10 min to Cross Plains & Lake Brownwood. Imagine waking up to crisp Texas air, surrounded by the beauty of nature. A rare opportunity to create a haven away from the hustle & bustle. Electricity available along the road. Deer country right here! Great fencing on all sides. One tank & a creek providing water for wildlife & livestock. Don't miss the chance to make this 78.5-acre retreat your own. Owner will divide.



\$447,837

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 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 – Cross Plains ISD
- Surface Water – 1 Tank/Pond & Creek
- Water Well – N/A
- Soil Type – Sandy Loam, Clay, & Rocky Mix
- Terrain – Varied, Further North is Predominantly Flat
- Hunting – Whitetail, Hogs, Turkey, Dove, & Quail
- Ag Exempt – Yes
- Taxes – \$79
- Price Per Acre – \$5,700
- Price – \$447,837
- MLS – 20516209



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