

100+/-Acres Brown & Comanche County

Hunters, Cattlemen or Investors are you looking for a property that could potentially fit all your needs. This 100 + or - Acres in Brown and Comanche County might be what you are looking for. Based on the CAD 50 acres are located in Brown County and 50 acres are located in Comanche County. The property has good covering of large oaks with some mesquite. There are three tanks on the property and two of the tanks were holding good water July 12, 2023. There is a windmill on the property, but the seller does not know anything about the well. The pasture is native grasses & there are good elevation changes from the North to South with several elevated location for building a home. Per Comanche Water Company three water meters could be installed or you could drill a water well. There are power lines on the property. The South Copperas Creek, which is a seasonal creek, runs thru the NW corner of the property and as of the time of this listing was still holding pools of water.



\$625,000

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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 & Comanche
- Schools – May ISD
- Surface Water – 3 Tanks & Seasonal Creek
- Soil Type – Sandy Loam
- Terrain – Hilly, Rolling Slope
- Minerals – Unknown
- Hunting – Whitetail, Turkey, Hogs, Dove, & Ducks
- Ag Exempt – Yes
- Taxes - \$57
- Price Per Acre – \$6,250
- Price - \$625,000
- MLS# 20380653



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