

6365 Fm 2940, Cross Plains, Texas 76443

MLS#: 20974312	N Active	6365 Fm 2940 Cross Plains, TX 76443-3945	LP: \$449,000
Property Type: Land		SubType: Land Lease	OLP: \$449,000

Recent: 06/18/2025 : NEW



Subdivision: NA	Lst \$/Acre: \$9,634.99
County: Brown	Lake Name:
Country: United States	Plan Dvlpm:
Parcel ID: 000000026697	MultiPrcl: No MUD Dst: No
Lot: Block:	
Legal: NAPOLEON B MITCHELL, SURVEY 150, ABSTRACT 619	
Unexmpt Tx: \$1,422	
Spcl Tax Auth:	PID:No
Land SqFt: 2,029,940	Acres: 46.601
Lot Dimen:	\$/Lot SqFt: \$0.22
	Will Subdv: No

HOA: None
HOA Website:
HOA Management Email:

General Information		
Land Leased:	# Tanks/Ponds: 1	Cultivated Acres:
AG Exemption: Yes	# Wells: 1	Bottom Land Ac:

School Information		
School Dist: Cross Plains ISD		
Elementary: Cross Plains	Middle: Cross Plains	High: Cross Plains

Features	
Lot Description: Acreage, Agricultural, Brush, Many Trees, Native - Mesquite, Native - Oak, Tank/ Pond	
Lot Size/Acres: 10 to < 50 Acres	Restrictions: No Known Restriction(s)
Present Use: Agricultural, Grazing, Hunting/Fishing, Pasture, Recreational, Residential	Easements: Utilities
Proposed Use	Documents: Aerial Photo
Zoning Info: Not zoned	Type of Fence: Barbed Wire
Development: Unzoned	Exterior Bldgs:
Street/Utilities: Co-op Water, Electricity Connected, Outside City Limits, Rural Water District, Septic	HOA Includes:
Topography: Predominately level	Miscellaneous:
Road Front Desc: FM Road	Road Frontage:
Road Surface: Asphalt	Special Notes: Aerial Photo
Crops/Grasses:	Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank, Texas Vet
Soil: Sandy Loam	Possession: Closing/Funding
Surface Rights:	Showing: Appointment Only, Combination Lock Box
Waterfront:	

Remarks	
Property Description:	Discover this 46.6-acre retreat located on a paved road in Brown County. Tucked away among mature Mesquites and Oaks, this property features a charming 1-bedroom rustic cabin—fully furnished and set up to comfortably sleep 5. The cabin boasts a sprawling 900 sq. ft. covered patio, perfect for entertaining, and an additional 900+ sq. ft. covered area ideal for RVs, equipment, or all your outdoor toys. Hosting friends or family? Two 30-amp RV hookups are already in place. With prime native grasses and heavy cover, this land offers excellent habitat for wildlife—making it a great spot for hunting Brown County’s renowned large whitetail. Bonus: it's a 2-buck county for the 2025-26 season! Dove, duck, varmints, and hogs are all abundant. Tank is ready for the fisherman in you - stocked with bass & perch. Start enjoying the outdoors immediately, and if you need extra guest space, a 2005 Thor Toy Hauler is available for purchase. There is an additional 400 acre hunting lease potentially available to buyer with acceptable offer and owner's approval of lease transfer.
Excludes:	Airstream, clubcar cart w/ bed, gun safe, prsnl mounts & decor, firepit, all trailers, zero turn mower, blkstne grill, stainless table, rocking chair
Public Driving Directions:	From Cross Plains, go South on Hwy 279 towards Brownwood to Cross Cut, turn left (East)on FM 2940, go .8 of a mile, property on North side of road or GPS works great
Private Rmks:	Aerial map, SD & Septic in documents
Seller Concessions YN:	

Agent/Office Information		
CDOM: 120	DOM: 1	LD: 06/17/2025 XD:
List Type: Exclusive Right To Sell		
List Off: Trinity Ranch Land Cross Plains (TRLCP1) 254-725-4181	LO Fax: 855-398-4520	Brk Lic: 0432195
LO Addr: 225 SW 5th Cross Plains, Texas 76443	LO Email:	
List Agt: Karen Lenz (0432195) 325-668-3604	LA Cell: 325-668-3604	LA Fax: 254-725-4184
LA Email: karen@trinityranchland.com	LA Othr:	LA/LA2 Texting: Yes/
LA Website:	LO Sprvs: Karen Lenz (0432195) 254-725-4181	

Showing Information		
Call: Agent, Office	Appt: 3256683604	Owner Name: Brooks
Keybox #: 000	Keybox Type: Combo	Seller Type: Standard/Individual
Show Instr: Call or text Karen 325-668-3604 or office 254-725-4181		
Showing: Appointment Only, Combination Lock Box		
Surveillance Devices Present: Video		
Consent for Visitors to Record:Audio, Video		