

RO 245 Ranch
2800 CR 294 N
Early, TX 76802

\$1,408,750
245± Acres
Brown County



RO 245 Ranch
Early, TX / Brown County

SUMMARY

Address

2800 CR 294 N

City, State Zip

Early, TX 76802

County

Brown County

Type

Ranches, Farms, Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

31.742565 / -98.821562

Acreage

245

Price

\$1,408,750

Property Website

<https://wootenlandco.com/property/ro-245-ranch-brown-texas/87580/>



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PROPERTY DESCRIPTION

Welcome to the RO 245 Ranch, a beautiful 245± acre property nestled in the heart of Brown County, Texas. This highly productive ranch offers a rare blend of agricultural utility and wildlife habitat. With excellent B. Dahl grass, a agricultural exemption, and a solid set of improvements, the RO Ranch is well-suited for running cattle, sheep, or goats. Whether you're looking for a working ranch, a hunting retreat, or a long-term investment, this ranch checks every box.

Location:

The RO Ranch is conveniently located just 12 miles east of Brownwood, TX. It sits approximately 134 miles southwest of Fort Worth and 133 miles northwest of Austin, making it easily accessible for weekend getaways or full-time country living.

Terrain:

The terrain is gently rolling and highly usable, with some of the best stands of B. Dahl grass we've seen in the region—ideal for grazing and forage. The layout provides excellent access throughout the ranch, with well-maintained roads and fencing.

Wildlife:

Hunting on the RO Ranch is exceptional. The area is known for strong populations of whitetail deer, and the ranch also offers great opportunities for dove and varmint hunting. The mix of open pasture and cover provides the perfect habitat for game.

Taxes:

The RO Ranch carries an Agricultural Valuation (Ag Exemption), significantly reducing the annual property taxes. This exemption is currently in place due to the ranch's active use for grazing and hay production—making ownership both practical and cost-effective.

Minerals:

The sale of the RO Ranch includes 50% of all owned mineral rights, a valuable addition that offers long-term upside potential for the new owner. Opportunities like this—where a significant portion of minerals convey—are increasingly rare in this region.

Contact:

For more information or to schedule a private showing, contact: Brennen Wooten, Agent

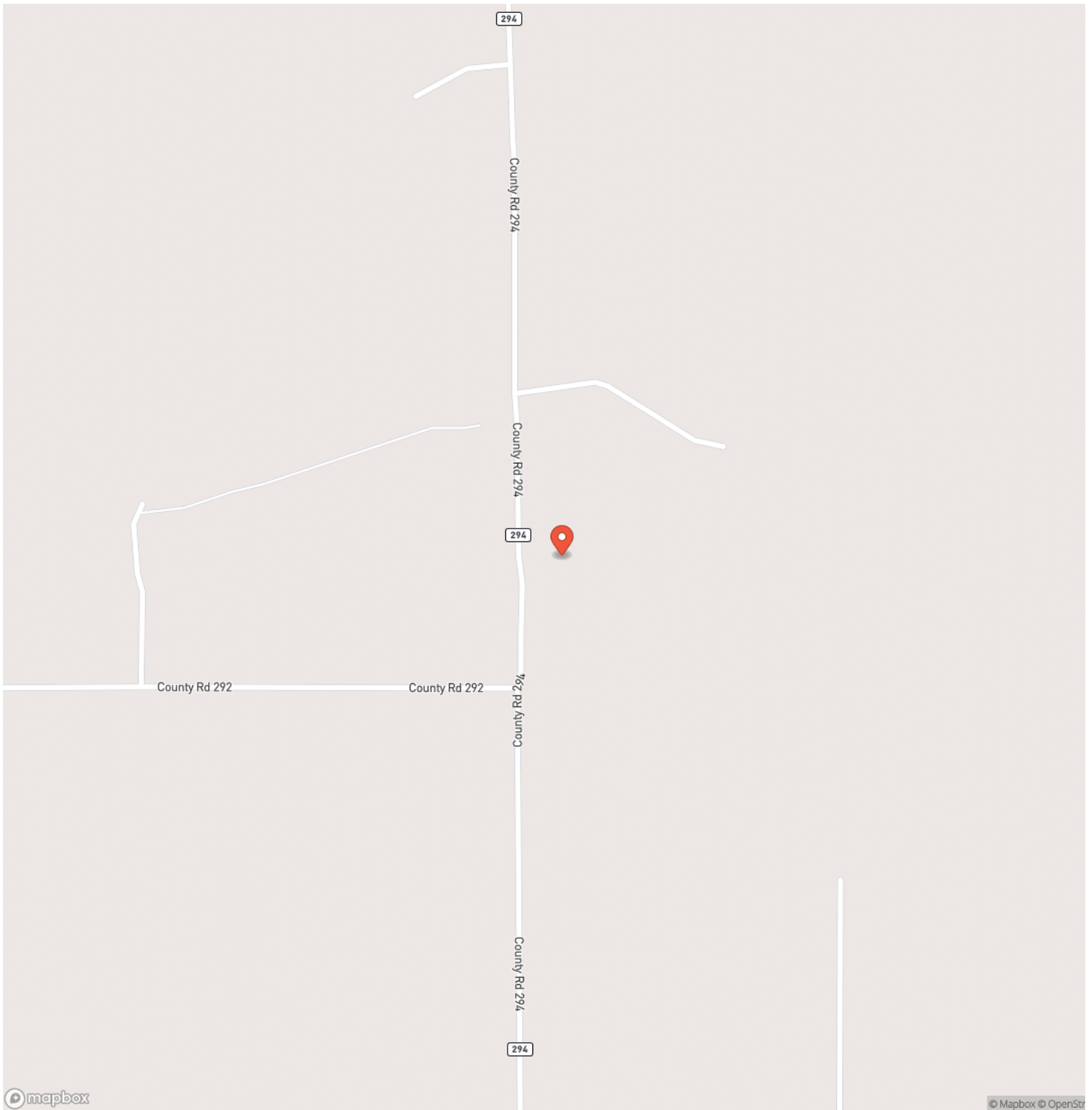
Disclosure:

The buyer's agent must be identified at first contact and accompany the buying prospect on the first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the discretion of Wooten Land Co. LLC.

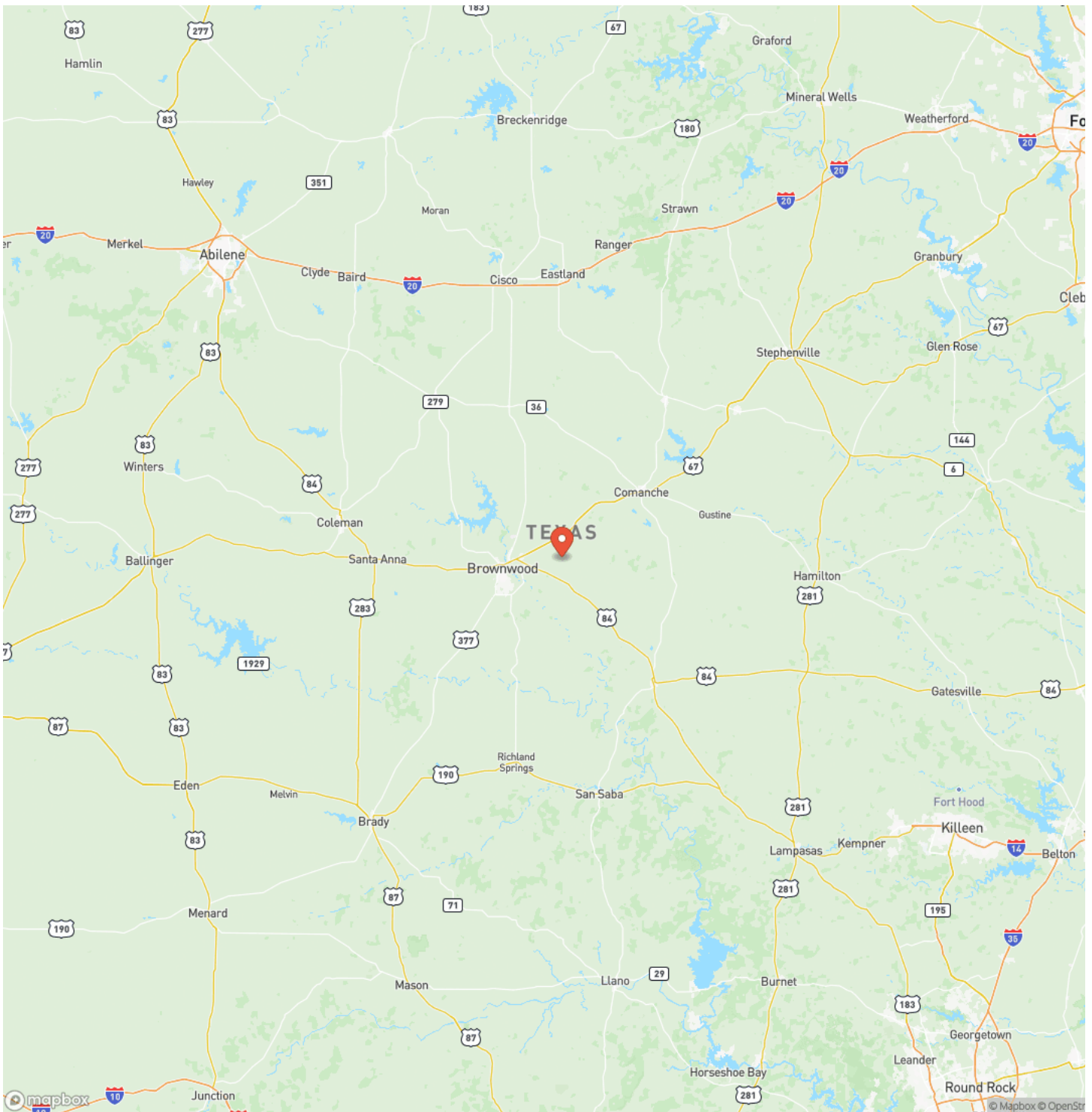
RO 245 Ranch
Early, TX / Brown County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brennen Wooten

Mobile

(325) 262-3846

Office

(325) 262-3846

Email

brennen@wootenlandco.com

Address

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Wooten Land Co.

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