

Ledge Stone
332 Ledge Stone Blanket, TX 67432
Blanket, TX 76432

\$249,900
25.090± Acres
Brown County



Ledge Stone
Blanket, TX / Brown County

SUMMARY

Address

332 Ledge Stone Blanket, TX 67432

City, State Zip

Blanket, TX 76432

County

Brown County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

31.824038 / -98.786993

HOA (Annually)

600

Acreage

25.090

Price

\$249,900

Property Website

<https://www.ranchandhuntingland.com/property/ledge-stone-brown-texas/86943/>



PROPERTY DESCRIPTION

25.09 Acres | Scenic Homesite in Gated Community | Brown County, Texas
MOTIVATED SELLER!

THIS PROPERTY IS PRICED AT \$121,980 BELOW THE TAX APPRAISED VALUE! PRICE REDUCED!!!

Set high above the surrounding countryside with panoramic views for miles, this 25.09-acre tract in the coveted Ledge Stone gated community is a rare opportunity to own one of the most beautiful build sites in Brown County. With nearly 90 feet of elevation change, thick oak cover, and modern utilities available, this land is the perfect blend of privacy, natural beauty, and convenience.

Whether you're looking to build your forever home or a private weekend retreat, this property checks all the boxes. A brand-new slab is already in place, giving you a head start on your dream home or barndominium.

The Land:

- 25.09 acres with dramatic topography and ~90 feet of elevation change
- Incredible views from the top of a prominent hill-ideal homesite location
- Seller Financing available
- Thick cover of live oak, post oak, mesquite, and cedar
- Good internal road system for access throughout the property
- Clearly marked boundaries
- Nice tank (pond) tucked in the back
- Located at the end of a cul-de-sac for added privacy

Utilities & Community:

- Co-op water and electricity available
- Gated entrance for security and exclusivity
- Brand-new building slab in place
- \$600 annual HOA fee
- Will subdivide
- Located in the desirable Ledge Stone community

Location Highlights:

- 9 minutes southwest of Blanket, TX
- 9 minutes east of Early, TX
- 2 hours 16 minutes to Fort Worth
- 2 hours 29 minutes to Austin
- 1.7 miles from paved road

Wildlife & Recreation:

- Whitetail deer, turkey, hogs, dove, and varmints
- Great for peaceful living with recreational perks

With its unmatched views, mature trees, and thoughtful community layout, this property offers a unique chance to own one of the finest build sites in the county.

Ranch & Hunting Land Realty, LLC strives to provide accurate property information; however, all details are subject to change without notice and should be independently verified by the buyer in accordance with Texas law.

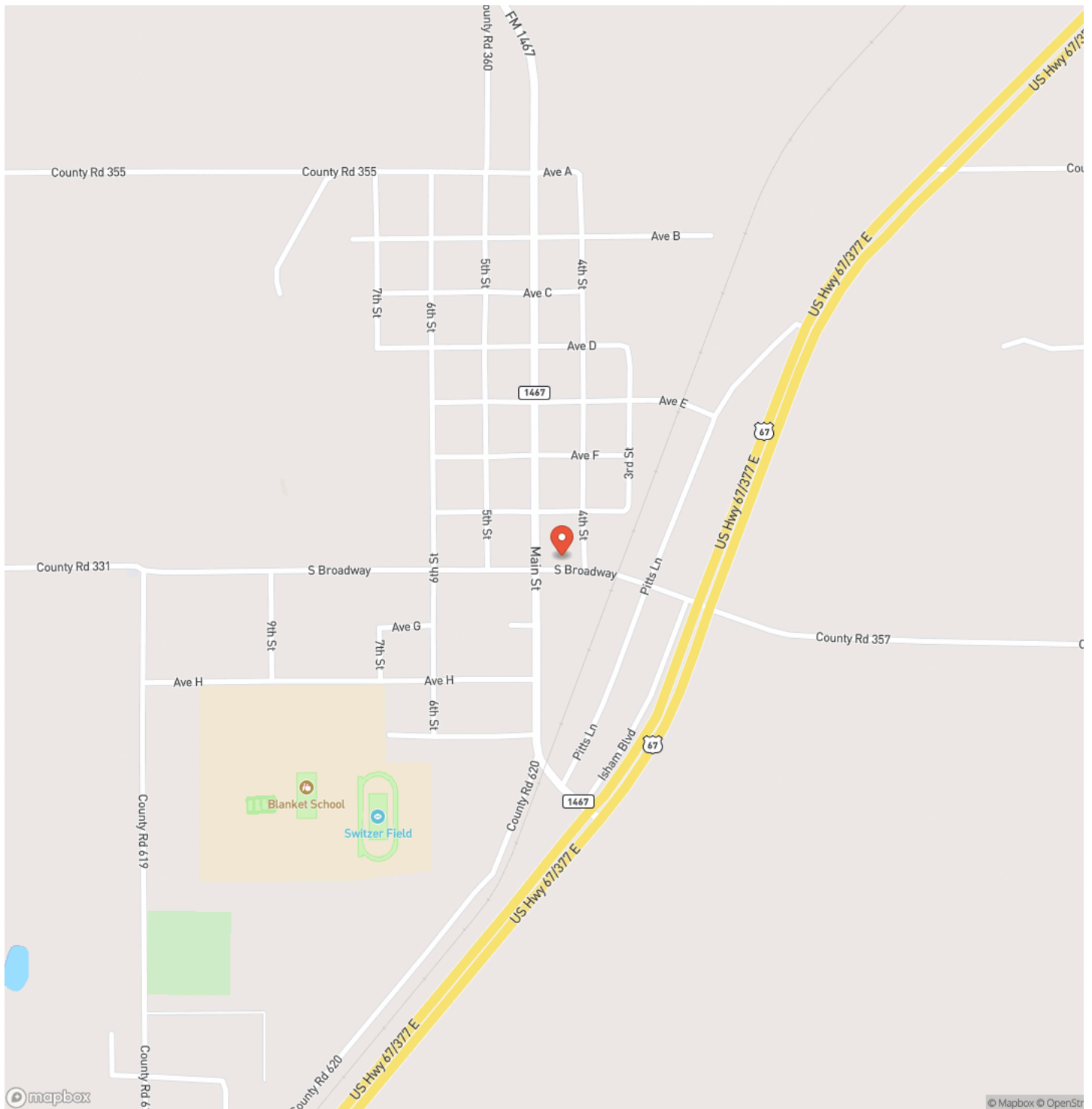
Properties are subject to prior sale, price changes, corrections, or removal from the market at any time. We are not responsible for typographical errors, omissions, or information provided by sellers or third parties.

Buyer Representation Policy: Buyer's agents are welcome but must accompany their clients from the first showing onward. It is the responsibility of all parties to ensure they are properly prepared to access rural properties, which may require four-wheel drive vehicles or UTVs.

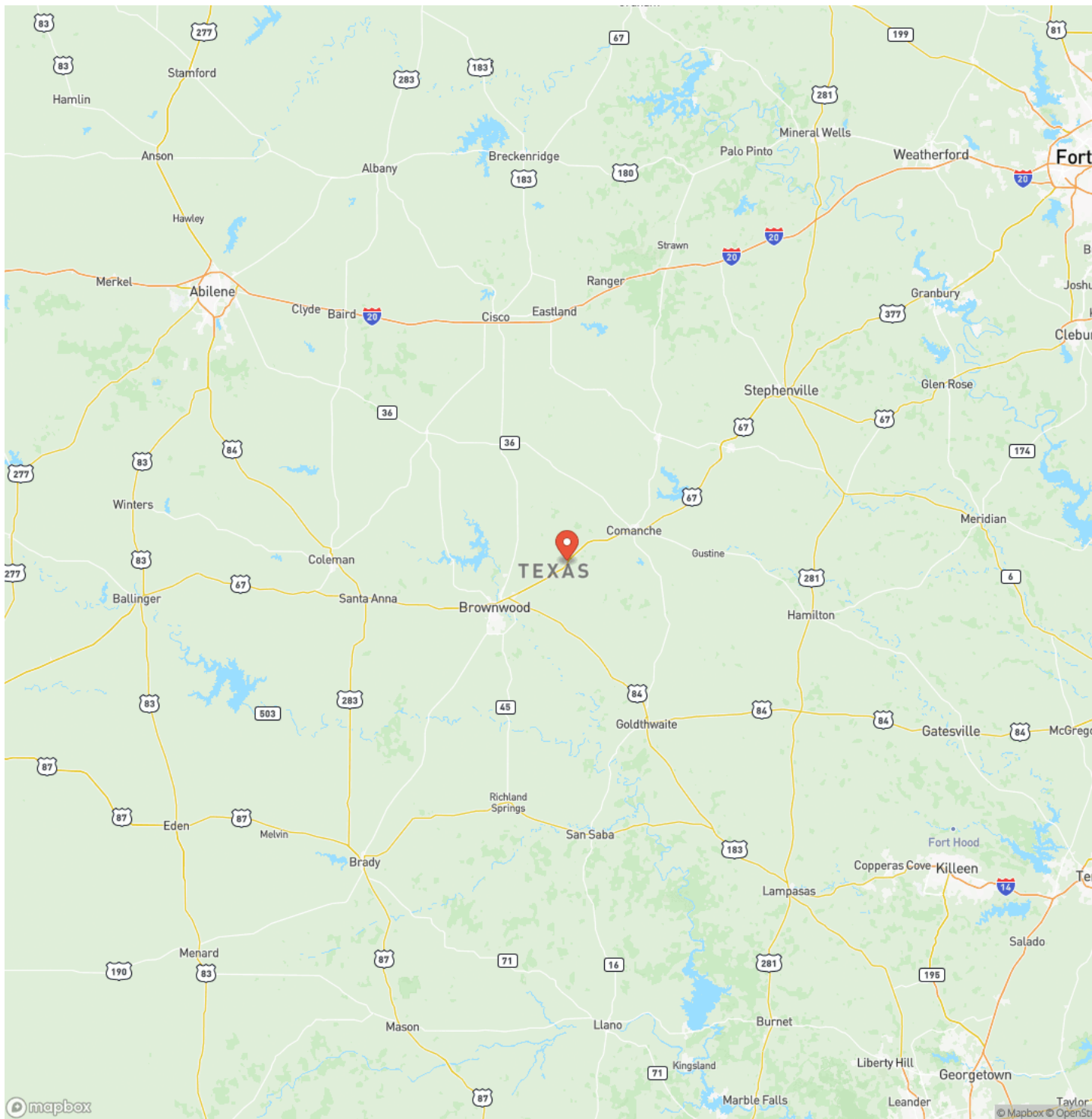
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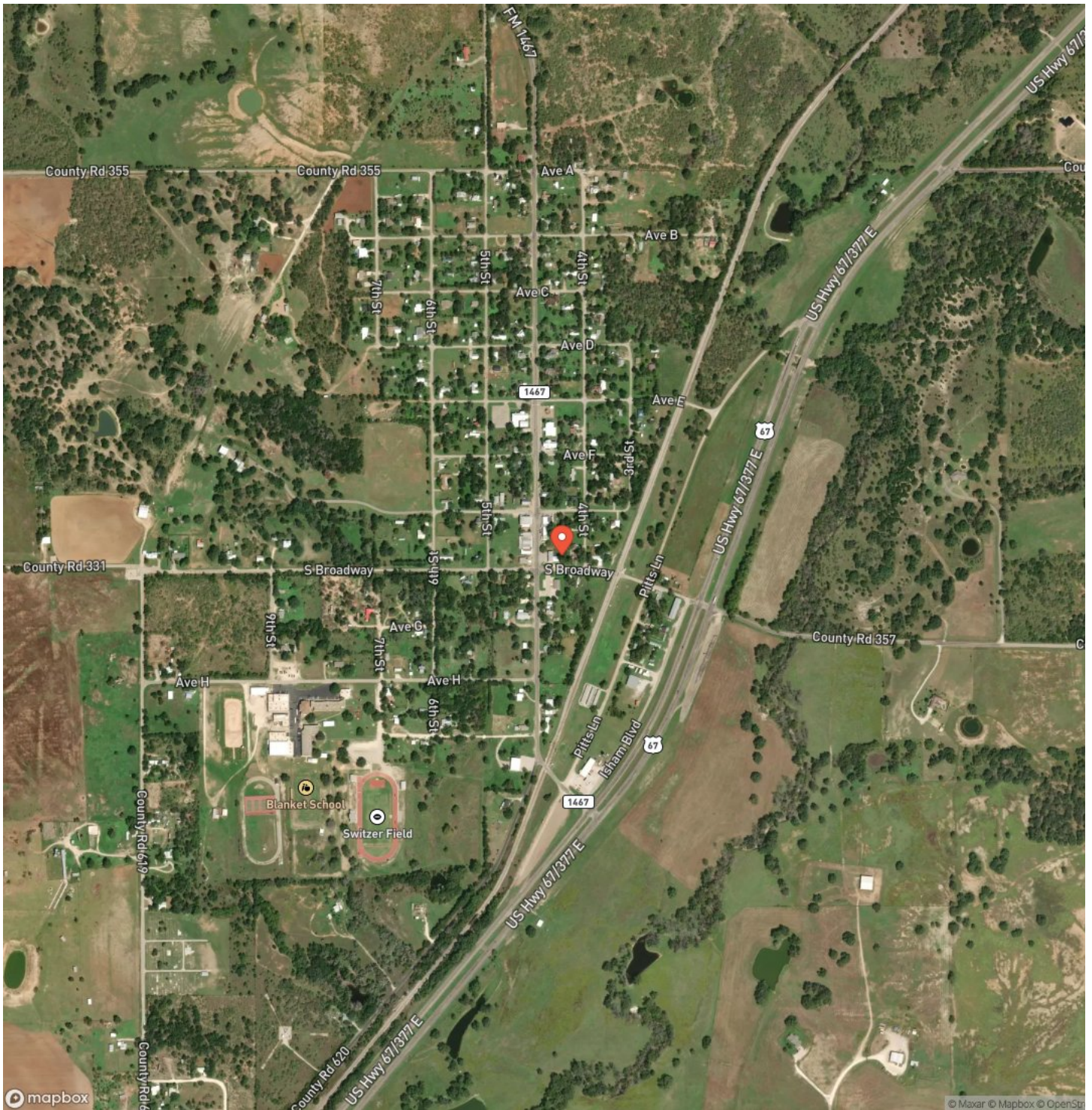
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Clopton

Mobile

(325) 998-2979

Email

ethan@ranchandhuntingland.com

Address

City / State / Zip

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DISCLAIMERS

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