

Pecan Bayou Ranch
TBD CR 267
Brownwood, TX 76801

\$736,600
74.160± Acres
Brown County



Pecan Bayou Ranch
Brownwood, TX / Brown County

SUMMARY

Address

TBD CR 267

City, State Zip

Brownwood, TX 76801

County

Brown County

Type

Riverfront, Recreational Land, Hunting Land

Latitude / Longitude

31.659797 / -98.919616

Acreage

74.160

Price

\$736,600

Property Website

<https://www.ranchandhuntingland.com/property/pecan-bayou-ranch-brown-texas/86920/>



Pecan Bayou Ranch

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PROPERTY DESCRIPTION

Pecan Bayou Ranch | 74.16 Acres on the Water | Brown County, Texas
Presented at: \$736,600

PRICE REDUCED!

Just over a mile from the Brownwood city limits lies a rare and scenic retreat along the banks of the Pecan Bayou. With over 1,600 feet of deep water frontage, this 74.16-acre property offers the kind of year-round recreational opportunities that are getting harder and harder to find - especially this close to town.

For more than 30 years, this ranch has been carefully managed and bow-hunted exclusively by the current owner. The result? Healthy whitetail populations with strong genetics and a quiet, undisturbed sanctuary for wildlife and fish alike.

The Land:

- 74.16 acres with excellent perimeter fencing
- 1.4 miles to Brownwood, yet incredibly quiet and secluded
- Over 1,600 feet of deep Pecan Bayou frontage
- About 30 feet of gentle elevation change
- Thick tree cover with live oaks, elms, pecans, hackberries, and mesquites
- Surrounded by larger ranches for added privacy
- One cleared food plot area
- Access via deeded easement

Wildlife & Recreation:

- Whitetail deer, turkey, dove, quail, ducks, and varmints
- Archery-only hunting history with strong deer genetics
- Excellent fishing: largemouth bass, crappie, channel cat, and more
- Ideal for quiet weekends, hunting retreats, or waterfront camping

Improvements & Utilities:

- One-bedroom, one-bath cabin built from durable cypress wood
- Rainwater catchment system supplies water to the cabin
- Two electric meters-one at the cabin, one near the bayou campsite
- Open area near the bayou ideal for additional build site or group camp setup

Additional Notes:

- Currently ag exempt

- Seller open to **owner financing** with 25% down, 6.75% interest, fixed for 15 years (subject to credit approval)

From the mature timber and abundant wildlife to the peaceful bayou frontage, this property offers the best of both worlds-seclusion and convenience, all just minutes from Brownwood.

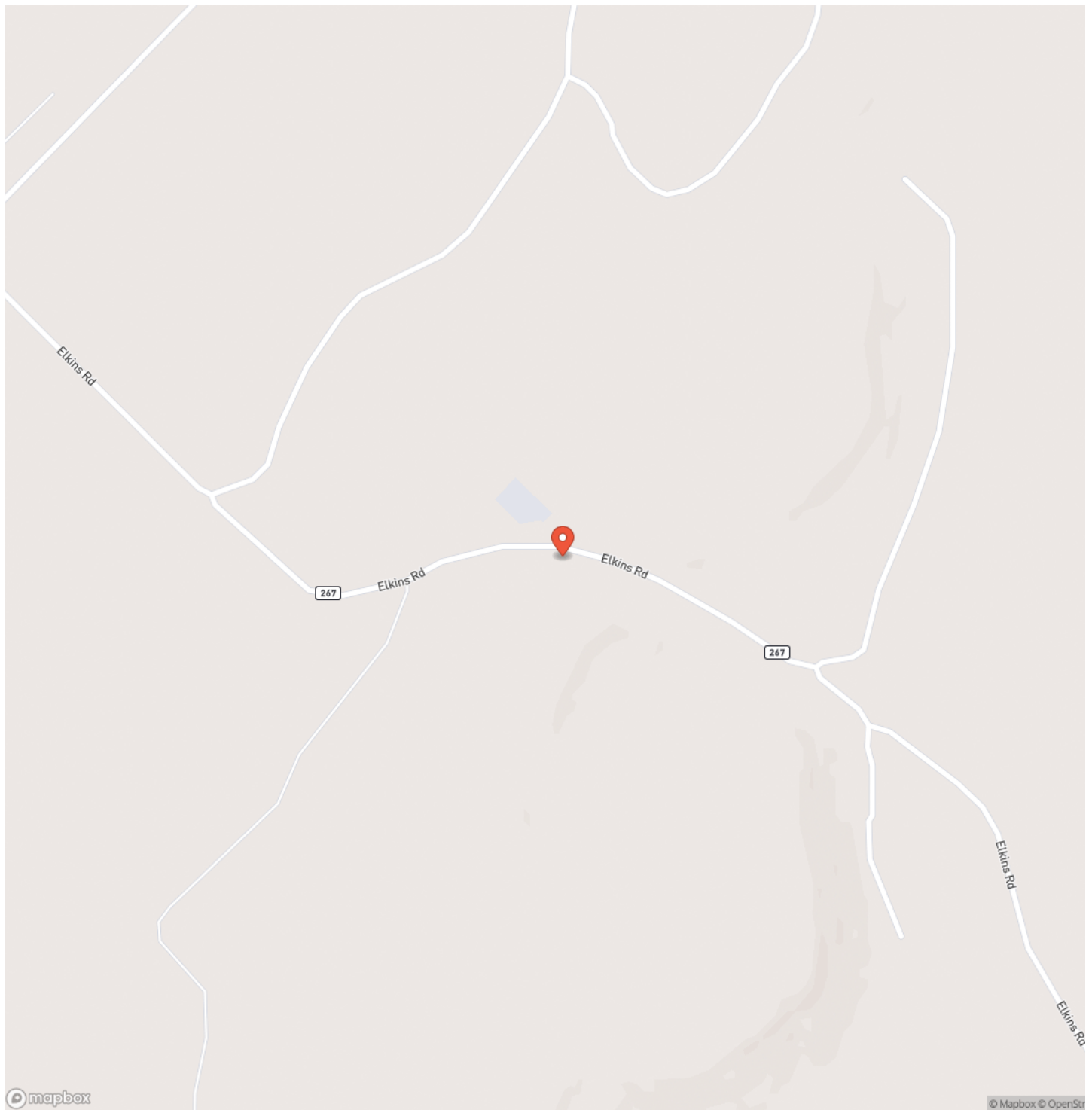
Ranch & Hunting Land Realty, LLC strives to provide accurate property information; however, all details are subject to change without notice and should be independently verified by the buyer in accordance with Texas law.

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.

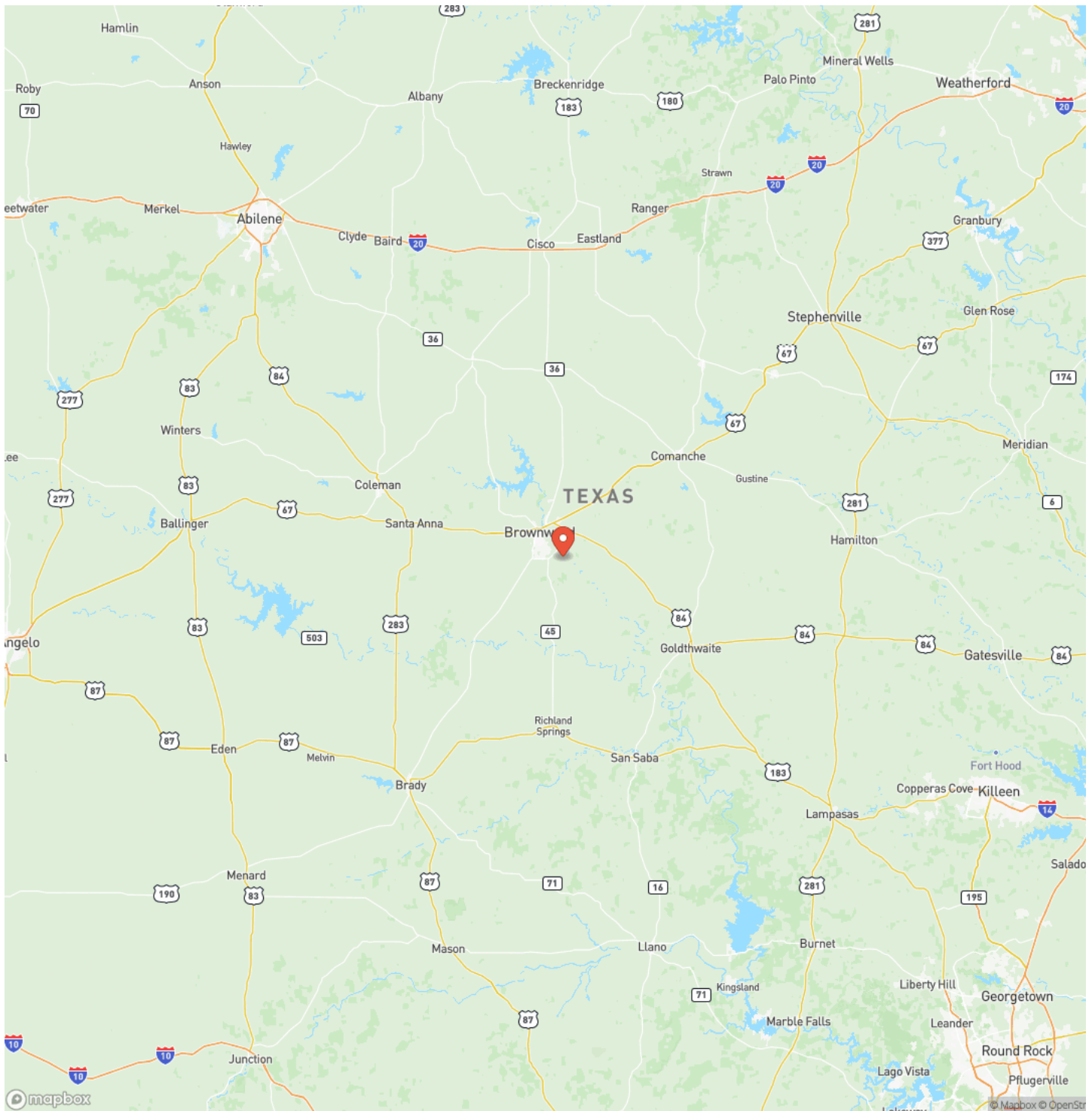
Buyer Representation Policy: Buyer's agents are welcome but must accompany their clients from the first showing onward. It is the responsibility of all parties to ensure they are properly prepared to access rural properties, which may require four-wheel drive vehicles or UTVs.



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

NOTES

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DISCLAIMERS

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