

22+/- Acres, Brown County

Escape to the country with this 22+-ac land offering. Nice small tract of Mesquite, with great fences on 3 sides. A new fence would need to be built on South side after survey of acreage. Good wildlife with tracts everywhere, deer country right here! A seasonal creek draw runs through the property. Good sandy loam soil areas with some clay soil in other areas. The land's strategic location ensures both seclusion & convenience. Enjoy the privacy of country life while still being within reach of essential amenities only 20 min to Brownwood, 10 minutes to Cross Plains or Lake Brownwood. Imagine waking up to the crisp Texas air, surrounded by the beauty of nature. This property offers a rare opportunity to create a haven away from the hustle & bustle. Electricity available along the road. Being divided out of a larger tract. Buyer will need to install a gate off of Hwy 279 & contact TXDOT for approval.



\$127,600

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225 SW 5th Street
Cross Plains,
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SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

22+/- Acres, Brown County

- County – Brown
- Schools – Cross Plains ISD
- Surface Water – Seasonal Creek
- Water Well – N/A
- Soil Type – Sandy Loam, Clay, & Rocky Mix
- Terrain – Predominantly Flat
- Hunting – Whitetail, Hogs, Turkey, Dove, & Quail
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$5,800
- Price – \$127,600
- MLS – 20516618



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