

# 33.33 Acres & Home Brown County

Are looking for a small hunting, ranching, potential horse property with a home, & barn? Come see these 3 beds, 2 bath home completely remodeled in 2015-2016 on a paved road. The home has large front & back porch for sitting out on & enjoying your morning coffee or cool beverage in the evening. The home sits on 33.3 +or- tree covered acres with three tanks that currently have water in them. There is a 14' x 32' potential she shed on a cinderblock foundation, a 12' x 20' man shed on a cinderblock foundation & a 30' x 40' barn, all located close to the home. There is a 24'x24' carport for parking your vehicles out of the weather. There is also a solar panel system to reduce electrical usage for the home. The tree cover on the property is predominately mesquite however there are numerous oak trees on the property as well. Property is fenced; however, the fence is in fair to poor condition but currently holding horses.



**\$469,900**

Mike Gray, Realtor

325-386-7403

[mikeg@trinityranchland.com](mailto:mikeg@trinityranchland.com)

[www.trinityranchland.com](http://www.trinityranchland.com)

225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



SELLING TEXAS RANCHES AND HOMES

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

# 33.33 Acres & Home Brown County

- County –Brown
- Schools – Cross Plains I.S.D.
- Surface Water – 3 Tanks/Ponds
- Water Well – NA
- Soil Type – Sandy Loam
- Terrain – Slightly Rolling
- Outbuildings – 3BR/2B Home (1568 sq ft), 24X24 Carport, 30X40 Barn, 14X32 Shed, & 12X20 Shed
- Hunting – Whitetail, Hogs, Turkey, & Dove
- Minerals to Convey – If Any Owned
- Ag Exempt – Yes
- Taxes - \$1,257
- Price – \$469,900
- MLS# – 20283907



225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



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