

6365 Fm 2940, Cross Plains, Texas 76443

MLS#: 20974312 **N** Active
Property Type: Land

6365 Fm 2940 Cross Plains, TX 76443-3945
SubType: Land Lease

LP: \$449,000
OLP: \$449,000

Recent: 06/18/2025 : NEW



Subdivision: NA
County: Brown
Country: United States
Parcel ID: [000000026697](#)
Lot: **Block:**
Legal: NAPOLEON B MITCHELL, SURVEY 150, ABSTRACT 619
Unexempt Tx: \$1,422
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$9,634.99

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 2,029,940 **Acres:** 46.601 **\$/Lot SqFt:** \$0.22
Lot Dimen: **Will Subdv:** No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased: **# Tanks/Ponds:** 1 **Cultivated Acres:**
AG Exemption: Yes **# Wells:** 1 **Bottom Land Ac:**

School Information

School Dist: Cross Plains ISD
Elementary: Cross Plains **Middle:** Cross Plains **High:** Cross Plains

Features

Lot Description: Acreage, Agricultural, Brush, Many Trees, Native - Mesquite, Native - Oak, Tank/ Pond	Restrictions: No Known Restriction(s)
Lot Size/Acres: 10 to < 50 Acres	Easements: Utilities
Present Use: Agricultural, Grazing, Hunting/Fishing, Pasture, Recreational, Residential	Documents: Aerial Photo
Proposed Use	Type of Fence: Barbed Wire
Zoning Info: Not zoned	Exterior Bldgs:
Development: Unzoned	HOA Includes:
Street/Utilities: Co-op Water, Electricity Connected, Outside City Limits, Rural Water District, Septic	Miscellaneous:
Topography: Predominately level	Road Frontage:
Road Front Desc: FM Road	Special Notes: Aerial Photo
Road Surface: Asphalt	Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank, Texas Vet
Crops/Grasses:	Possession: Closing/Funding
Soil: Sandy Loam	Showing: Appointment Only, Combination Lock Box
Surface Rights:	
Waterfront:	

Remarks

Property Description: Discover this 46.6-acre retreat located on a paved road in Brown County. Tucked away among mature Mesquites and Oaks, this property features a charming 1-bedroom rustic cabin—fully furnished and set up to comfortably sleep 5. The cabin boasts a sprawling 900 sq. ft. covered patio, perfect for entertaining, and an additional 900+ sq. ft. covered area ideal for RVs, equipment, or all your outdoor toys. Hosting friends or family? Two 30-amp RV hookups are already in place. With prime native grasses and heavy cover, this land offers excellent habitat for wildlife—making it a great spot for hunting Brown County's renowned large whitetail. Bonus: it's a 2-buck county for the 2025-26 season! Dove, duck, varmits, and hogs are all abundant. Tank is ready for the fisherman in you - stocked with bass & perch. Start enjoying the outdoors immediately, and if you need extra guest space, a 2005 Thor Toy Hauler is available for purchase. There is an additional 400 acre hunting lease potentially available to buyer with acceptable offer and owner's approval of lease transfer.

Excludes: Airstream, clubcar cart w/ bed, gun safe, prsnl mounts & decor, firepit, all trailers, zero turn mower, blkstne grill, stainless table, rocking chair

Public Driving Directions: From Cross Plains, go South on Hwy 279 towards Brownwood to Cross Cut, turn left (East) on FM 2940, go .8 of a mile, property on North side of road or GPS works great

Private Rmks: Aerial map, SD & Septic in documents

Seller Concessions YN:

Agent/Office Information

CDOM: 125 **DOM:** 6 **LD:** 06/17/2025 **XD:**
List Type: Exclusive Right To Sell
List Off: [Trinity Ranch Land Cross Plains](#) (TRLCP1) 254-725-4181 **LO Fax:** 855-398-4520 **Brk Lic:** 0432195
LO Addr: **225 SW 5th Cross Plains, Texas 76443** **LO Email:**
List Agt: [Karen Lenz](#) (0432195) 325-668-3604 **LA Cell:** 325-668-3604 **LA Fax:** 254-725-4184
LA Email: karen@trinityranchland.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent, Office **Appt:** 3256683604 **Owner Name:** Brooks
Keybox #: 000 **Keybox Type:** Combo **Seller Type:** Standard/Individual
Show Instr: Call or text Karen 325-668-3604 or office 254-725-4181
Showing: Appointment Only, Combination Lock Box
Surveillance Devices Present: Video
Consent for Visitors to Record: Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cisco on 06/23/2025 09:18

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