

Paint Creek Lakes Ranch

573.41± acres

| \$4,250,000

| Brownwood, Texas

| Brown County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

Paint Creek Lakes Ranch

Paint Creek Lakes Ranch is a 573± acre recreational, hunting, and grazing property located in Brown County, Texas, just north of Brownwood and south of Cross Plains. With paved access, substantial surface water, healthy native rangeland, and strong wildlife habitat, the ranch offers a rare opportunity to own one of the area's premier recreational properties.

Mature native oak trees blanket much of the property. Selective clearing over the years has created an ideal balance of wooded cover and open grassland, giving the ranch an attractive park-like appearance while maintaining quality wildlife habitat. The improved openings support healthy native grasses, providing productive grazing while preserving the natural character of the landscape.

Some mesquite has been left standing to provide additional cover for wildlife, but much of the ranch has been cleared of mesquite and there is virtually no cedar on the property.

Rolling terrain provides attractive elevation changes without being overly rugged, creating scenic views across the lakes, creek bottoms, wooded ridges, and surrounding countryside. The varied landscape supports wildlife while making the ranch enjoyable to explore.

Elevations range from approximately 1,525' to 1,600'.

Of interest, the original State of Texas Patent Record goes back to the heirs of Napoleon Mitchell, who was born in Tennessee and died defending the Alamo.







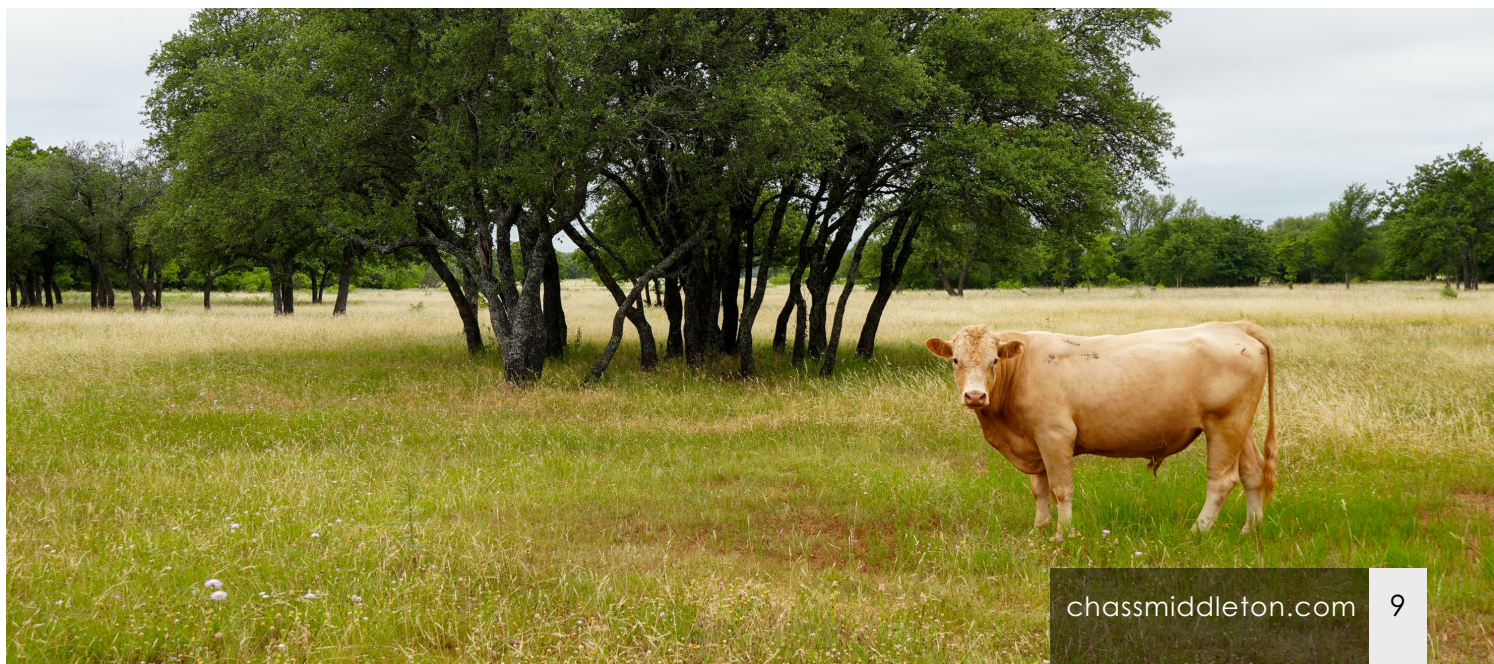
Location

Conveniently located between Brownwood and Cross Plains with paved road access, Paint Creek Lakes Ranch offers both privacy and accessibility. Whether used as a weekend retreat, hunting ranch, family legacy property, or long-term investment, the property combines features that are increasingly difficult to find in a single offering.

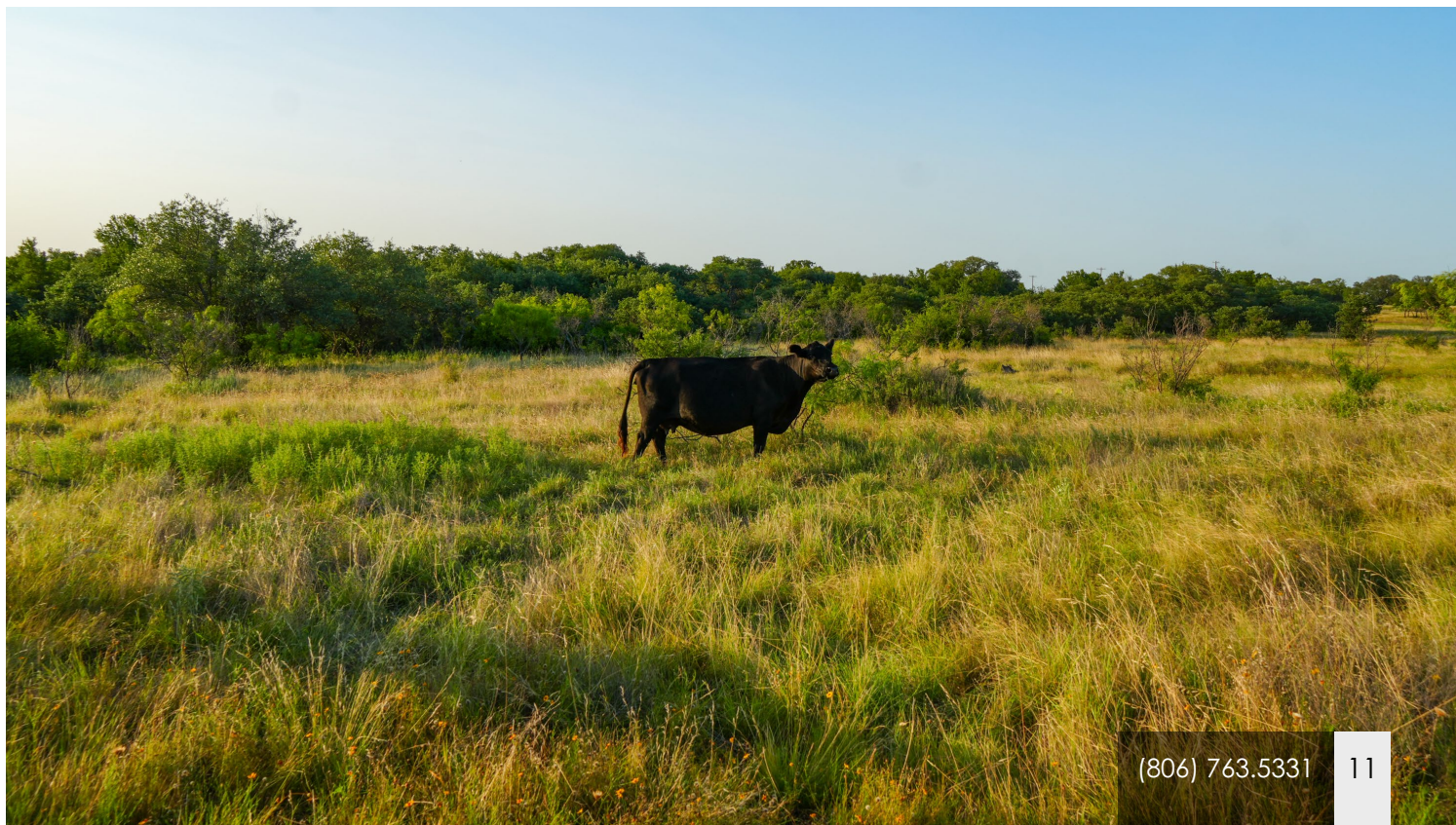














Water Features

Water is one of the ranch's defining assets. Paint Creek meanders through the property for approximately one mile, creating a scenic corridor lined with mature hardwoods and providing valuable habitat for wildlife. This seasonal creek enhances both the beauty and functionality of the ranch, serving as a natural travel corridor for deer, turkey, and other native game.

Complementing the creek is an impressive 29± acre lake, reportedly reaching depths of 20 to 25 feet, that serves as the centerpiece of the ranch. The lake offers strong fishing potential and scenic views. Whether casting for bass from the shoreline, enjoying an evening boat ride, or taking in the reflections of the surrounding oak-covered hills, the lake provides year-round recreation and a memorable focal point.

Two additional smaller stocked lakes further enhance the property's appeal, offering multiple fishing opportunities while supplying additional water for wildlife and livestock.











Hunting • Wildlife • Recreation

The ranch supports quality wildlife habitat. The combination of Paint Creek, three lakes, mature hardwoods, native browse, productive grasslands, and abundant water create favorable conditions for whitetail deer, Rio Grande turkey, dove, waterfowl, and feral hogs throughout the property.

The property is well-equipped for immediate enjoyment with three strategically located hunting blinds and feeders, allowing the next owner to step into a turnkey hunting operation.

An additional recreational feature is a small earthen dam that impounds a shallow wetland area. This seasonal water creates ideal habitat for ducks and other waterfowl, offering excellent opportunities for duck hunting while also providing another valuable water source for wildlife.













Improvements

The improvements on Paint Creek Lakes Ranch are designed for comfort, functionality, and views of the property's signature water features.

The owner's residence is a well-maintained brick home with three bedrooms and two bathrooms. Positioned to take advantage of the ranch's scenic setting, the home overlooks the main lake and includes a spacious porch for enjoying morning coffee, evening sunsets, or wildlife along the shoreline. A nearby floating dock provides convenient access for fishing, boating, and time on the water.

Adjacent to the residence is a detached two-car garage with workshop, offering space for projects, equipment storage, and maintenance. A separate storage room provides additional flexibility and could be converted into guest quarters or a bunk room for family and visitors. An underground storm cellar adds a practical safety feature to the ranch headquarters.

A three-bedroom, two-bath manufactured home also provides comfortable accommodations for guests or extended family. Its separate living space adds flexibility and allows multiple groups to enjoy the ranch at the same time. Together, these improvements create a turnkey recreational headquarters suited for weekend retreats, family gatherings, or year-round ranch operations.

All structures and both homes have been well maintained and mechanical items serviced/updated/replaced as needed.







Price • Remarks

Paint Creek Lakes Ranch is competitively priced at \$4,250,000. With approximately one mile of Paint Creek, a deep 29± acre lake, two additional stocked lakes, mature oak-covered terrain, productive native pasture, and strong hunting and recreation potential, the ranch offers a distinctive Central Texas property for fishing, hunting, ranching, and outdoor enjoyment for years to come.

Call Charlie Middleton today at (806) 786.0313 for more information or to schedule a tour.





Cross Plains

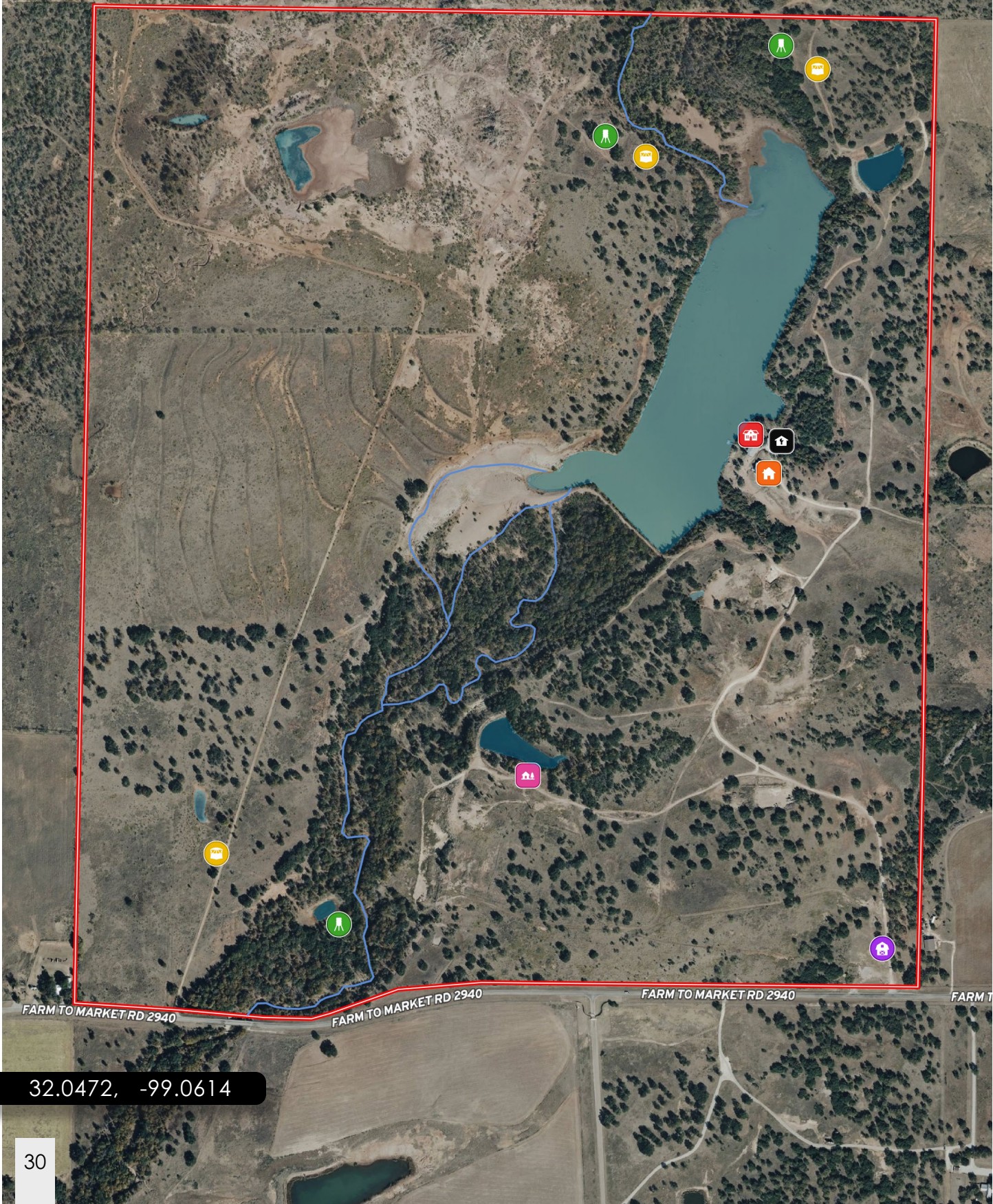
Rising Star

Paint Creek Lakes Ranch

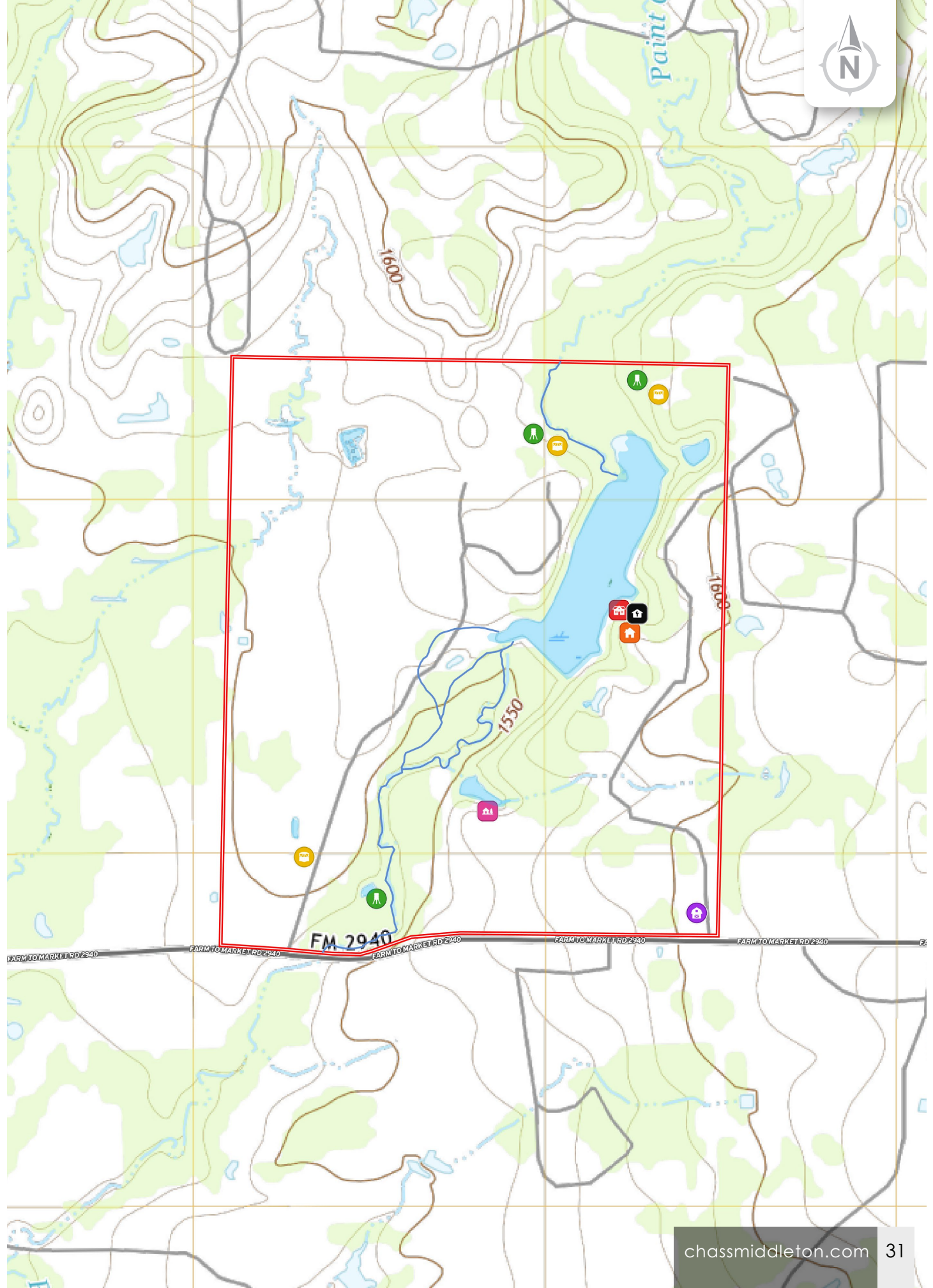
Lake Brownwood

Bangs

Brownwood



32.0472, -99.0614



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