



MOCK RANCHES

kw

HOUSTON

**191 CR 2276, CLEVELAND, TX, 77327**  
LIBERTY COUNTY

**25± ACRES | \$485,000**



COPYRIGHT © BY MOCK RANCHES GROUP



MOCK RANCHES GROUP

kw

GLOBAL LAND MARKETING

WWW.MOCKRANCHES.COM | 281-200-2252

191 COUNTY ROAD 2276, CLEVELAND, TX 77327-2277  
LIBERTY COUNTY

**PROPERTY DESCRIPTION.**

Farm ready property, 25 +/- acres off the beaten path. If you're looking for peace and quiet look no further, this property is completely fenced with Tarkington SUD water on the property, 70x30 hay storage and equipment shed, working pens, and a stocked pond making it a perfect property to continue raising cattle or build your perfect Ranchette away from the city life. Current agriculture valuation for cattle grazing!!

**PROPERTY TYPE:**

- Acreage
- Equestrian Property
- Cattle Ranch
- Farm

**PROPERTY FEATURES:**

- Corrals



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

**MOCK RANCHES | FOR SALE**

**191 COUNTY ROAD 2276, CLEVELAND, TX 77327-2277**  
LIBERTY COUNTY



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

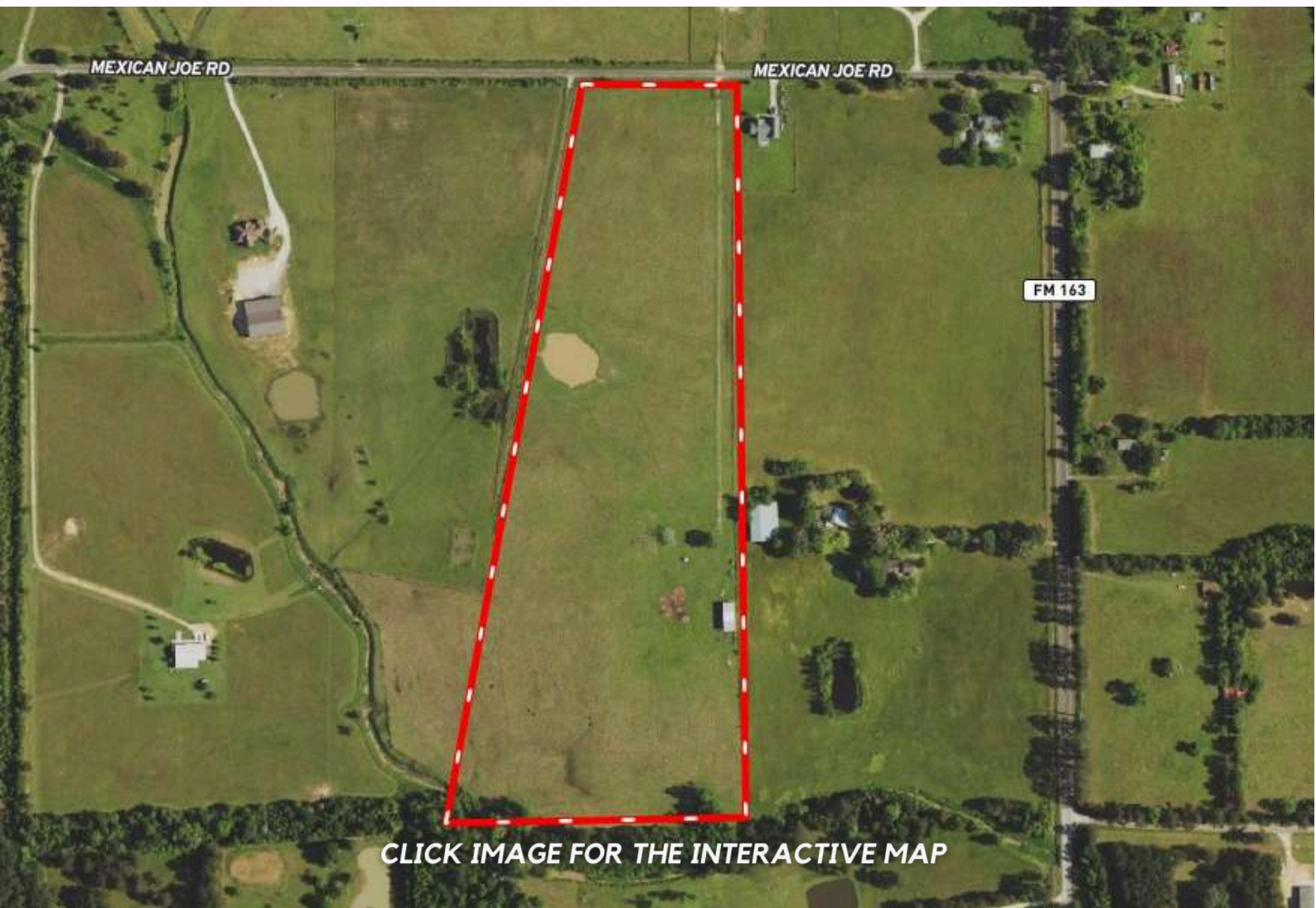
COPYRIGHT © BY MOCK RANCHES GROUP



MOCK RANCHES GROUP  
kw  
GLOBAL LAND MARKETING

WWW.MOCKRANCHES.COM | 281-200-2252

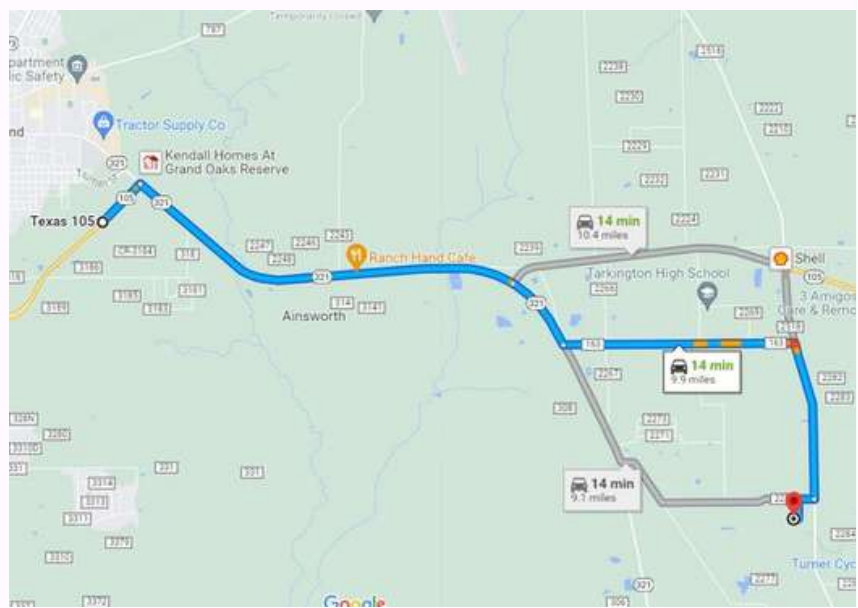
191 COUNTY ROAD 2276, CLEVELAND, TX 77327-2277  
LIBERTY COUNTY



CLICK IMAGE FOR THE INTERACTIVE MAP

**DRIVING DIRECTION.**

North Hwy 59/I-69 from Downtown Houston, Right Exit SH 105, Cleveland, Texas turn Right, take a left on Washington Ave, Right TX-321 S/W Houston St Continue to follow TX-321 S, turn Left County Road 2274, 0.6 Miles turn Left County Road 2276, Turn Right 1.4 Miles, Property on Right and has a Black Iron entrance.



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

# BRANDON STEPHENS

## Accredited Land Consultant

brandonstephens@mockranches.com

(832) 220-1315

www.mockranches.com



MOCK RANCHES GROUP  
kw  
GLOBAL LAND MARKETING

All materials and information received or derived from Mock Ranches its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable government requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and other matters. Neither Mock Ranches, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mock Ranches will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

# Ranch. financing made simple





**WINNIE OFFICE**  
 🏠 NMLS493828 | 409.400.4066 | capitalfarmcredit.com

**Anthony Vaughan**

NMLS 1988136

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.