

37+/- Acres, Brown County

Escape to the serenity of Cross Cut, TX, with this exceptional 37+-acres. Nestled in the heart of nature, this property promises a perfect blend of tranquility & opportunity. You'll be captivated by the view from the hill as you enter the gate, with mature trees of Mesquite & a few large Live Oaks. One tank on the property & a seasonal creek draw. This property provides an ideal canvas for your hunting escape or an agricultural venture. 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 min 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. Deer country right here! Great fencing on 3 sides, a new fence will need to be built on North side once surveyed & closed.



\$229,400

Karen Lenz, Broker

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225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



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

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- County – Brown
- Schools – Cross Plains ISD
- Surface Water – 1 Tank/Pond & Creek
- Water Well – N/A
- Soil Type – Sandy Loam, Clay, & Rocky Mix
- Terrain – Varied
- Hunting – Whitetail, Hogs, Turkey, Dove, & Quail
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$6,200
- Price – \$229,400
- MLS – 20517288



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