

274+/-Acres & Home Brown County

This 274 + or - Acres is a rare find in Brown County between Lake Brownwood & Cross Plains, the Between the Crosses Ranch boasts Live Oak Trees, Post Oaks, Mesquite & a few Elms. With approx. 200' of elevation change. The custom built 2011 house is cozy, private & has beautiful views off the back porch of the 7 acre lake (when full) & the Oak covered hill. 3 Bds. & 2 baths, open living, dining & kitchen area with stone wood burning fireplace, & granite countertops. Covered slate breezeway connects the home to a large trophy room or man cave with its own full bath, serving bar, & game area. In addition to the lake, there are 3 more ponds, one being a catfish pond. The lake is stocked with catfish, bass, perch & grass carp



\$1,495,000

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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

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Brown Co
- Schools – Cross Plains I.S.D.
- Pasture – 274+/- Acres
- Cultivated – None
- Surface Water – 1 Lake & 3 Ponds
- Water – Co-Op Water
- Soil Type – Sandy Loam & Rocky
- Terrain – Rolling to Steep
- Hunting – Deer, Turkey, Dove, Quail, Hogs
- Outbuildings- 1
- Minerals owned – Partial
- Minerals Convey – Will convey w/acceptable offer
- Ag Exempt – Yes
- Taxes - \$5,308
- Price Per Acre - \$ \$5,461
- Price - \$1,495,000
- MLS -14260756



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