

**Brookston Prairie Homestead**  
2263 County Road 33040  
Brookston, TX 75421

**\$1,258,000**  
40± Acres  
Lamar County



**Brookston Prairie Homestead**  
**Brookston, TX / Lamar County**

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**SUMMARY**

**Address**

2263 County Road 33040

**City, State Zip**

Brookston, TX 75421

**County**

Lamar County

**Type**

Ranches, Residential Property, Horse Property

**Latitude / Longitude**

33.6860723 / -95.691845

**Dwelling Square Feet**

6700

**Bedrooms / Bathrooms**

5 / 5.5

**Acreage**

40

**Price**

\$1,258,000

**Property Website**

<https://ranchrealestate.com/property/brookston-prairie-homestead-lamar-texas/60616/>



**PROPERTY DESCRIPTION**

Home on the range... big skies, big sunsets, and big country dreams await! The residence includes large square footage and open floor plan to accommodate entertaining and large families. Updated neutral finishes and upgraded surfaces throughout. 5 bedroom, 5.5 bath. The insulated metal barn and two car garage provides for considerable storage and shop configurations with concrete floors, abundant power, second story mezzanine, generator hookup, and another half bath. The gravel drive and landscaped grounds are well maintained and do not disappoint. The various patios and covered porches offer interaction with the outdoors and the big sky views. Seven wire barbed wire fencing. From the manicured entrance gate throughout the home and acreage, pride of ownership abounds. Move in ready. Additional acreage available. Come and see.

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Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

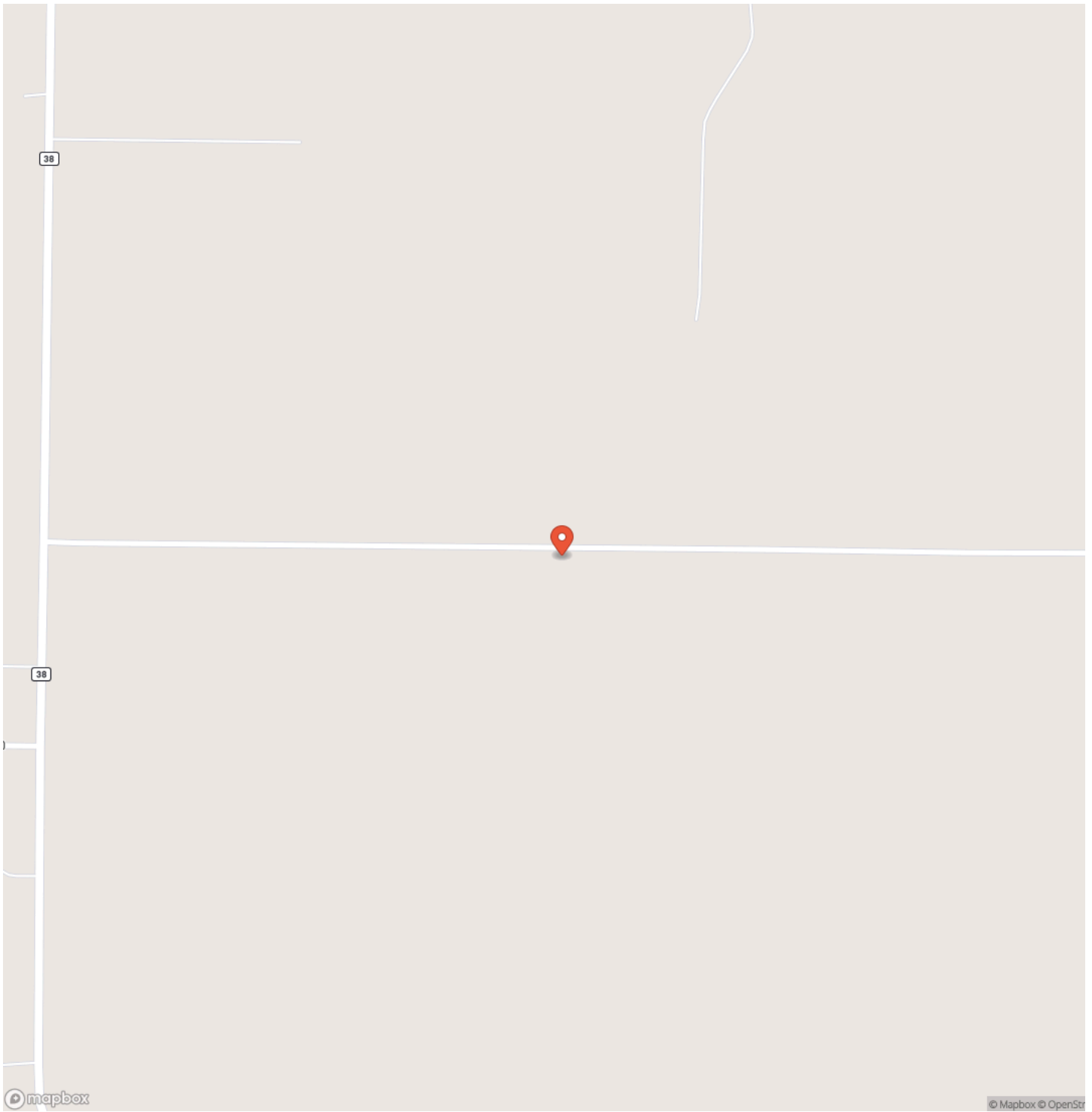
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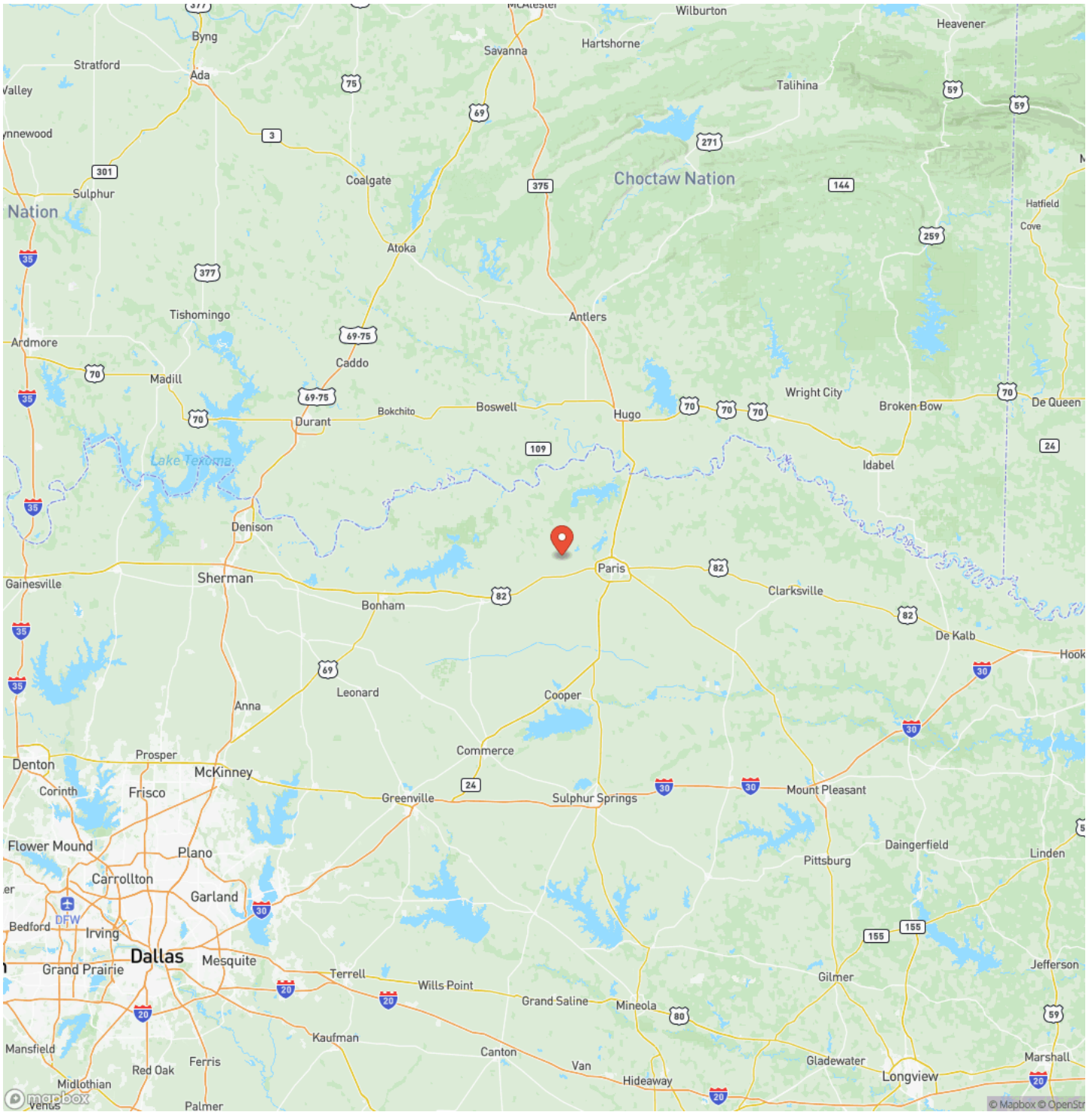
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## Locator Map

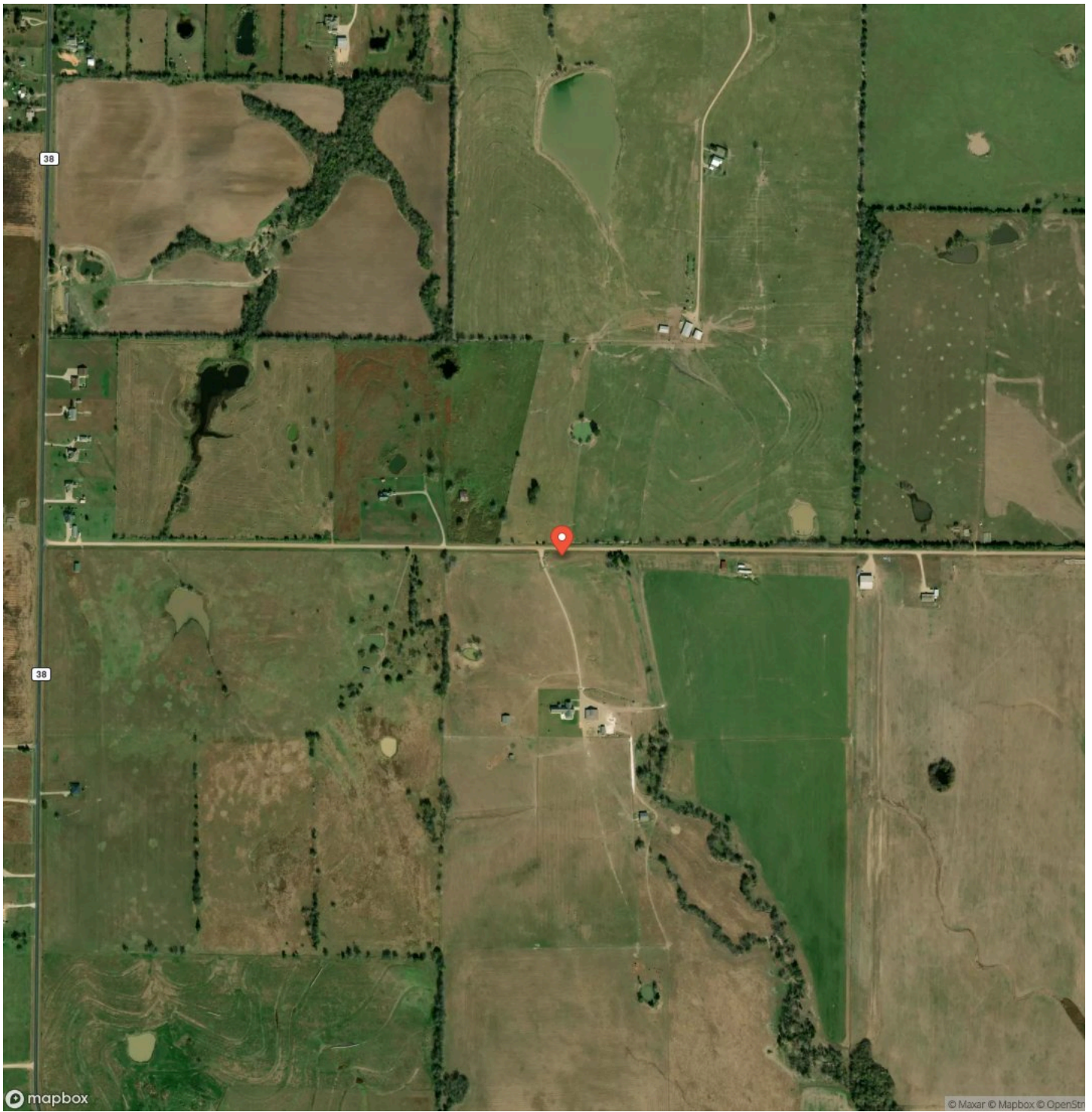


# Locator Map





## Satellite Map



**Brookston Prairie Homestead**  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Robert Bong

**Mobile**

(214) 546-6254

**Email**

Robert@CapitolRanch.com

**Address**

**City / State / Zip**

Flower Mound, TX 75022

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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