

# 56 acres in Brown County

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## Property Address

Hwy 84  
Brownwood, Texas 76801

## Property Highlights

- Price: \$165,200.00
- Acres: 56.00
- County: Brown
- State: Texas
- Closest City: Brownwood
- Property Type: Hunting Land, Ranches, Recreational Property

## Property Description

**56 Acres Brown County**

**Hwy. 84, Brownwood, TX**

Proximity to town, the potential for cultivation, cattle, and great deer hunting, as well paved access and several good home sites make this Brown County property an excellent investment opportunity. This is a perfect sized place to enjoy ranch living at an affordable price, and there may be additional acreage available next door if more land was needed. There have been some very nice bucks caught on camera on this property and the one next door over the past couple of years. HWY 84 frontage is great, and there is potential to run city water to the property if desired.

**Terrain:** A portion of this property could be put into cultivation relatively easily, and the rest is comprised mostly of Mesquites and scattered Oaks.

**Access:** Over 1600 ft. of frontage on HWY 84.

**Minerals:** Currently owned by seller and may be negotiable.

**Water:** There is the potential to access Brookesmith water.

## Driving Directions

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf) All properties are shown by appointment with Jordan Shipley/ Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.



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