



# LEDGE STONE

## RANCH

<u>SIZE</u>	<u>392 ACRES – 40 LOTS</u>
<u>PARCEL SIZE</u>	<u>5+ TO 15 + ACRE TRACTS</u>
<u>PROPERTY USE</u>	<u>SINGLE FAMILY RESIDENTIAL</u>
<u>BUILDING RESTRICTIONS</u>	<u>1,200 SQ. FT. MINIMUM</u>
	<u>NO MOBILE HOMES</u>
<u>SCHOOLS</u>	<u>EARLY INDEPENDENT SCHOOL DISTRICT 325-646-7934</u>
<u>TAXES</u>	<u>1.58 PER HUNDRED – BROWN COUNTY</u>
<u>PROPERTY ASSOCIATION DUES</u>	<u>\$300 PER YEAR</u>
<u>FIRE</u>	<u>BROWN COUNTY VOL. FIRE DEPARTMENT 325-646-5510</u>
<u>POLICE</u>	<u>BROWN COUNTY SHERIFF DEPARTMENT 325-646-5510</u>
<u>ELECTRIC</u>	<u>COMANCHE ELECTRIC COOP 800-915-2533</u>
<u>PROPANE</u>	<u>HILL GAS 888-210-1540</u>
<u>SEWER</u>	<u>BROWN COUNTY APPROVED SEPTIC</u>
<u>ROADS</u>	<u>GRAVEL</u>
<u>WATER</u>	<u>ZEPHYR WATER SUPPLY 325-739-5264</u>
<u>INTERNET</u>	<u>STARLINK - <a href="https://www.starlink.com">https://www.starlink.com</a></u>
<u>SHOPPING</u>	<u>BROWNWOOD – 10 MILES</u>