

Brooks North Ranch

157.94± acres

| \$1,058,198

| Brownwood, Texas

| Brown County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Brooks North Ranch

We are proud to have the exclusive listing on the 157.94± acre Brooks North Ranch in Brown County, Texas. This outstanding cattle, hunting and recreational property is located approximately 13.5 miles south of Cross Plains, Texas, and approximately 18 miles northwest of Brownwood, Texas, and just 6.5 miles north of Lake Brownwood off State Highway 279, and graded CR 129 which splits the property.

Topography

The Brooks North Ranch is made up of two tracts one being 127.95 acres on the north side of CR 129, and the second being 29.99 acres on the south side of CR 129. The first tract (127.95 acres) is mostly level to gently rolling with the property draining to the east and north. Two small draws meander through the west side and through the center of the property. Both draws merge and exit the north-central side of this tract. The tract consists of native pasture, improved pasture, and cultivated land. Approximately 75 acres of the native land remains raw, uncleared, pasture. This area has a heavy canopy of hardwoods consisting of mesquite, cedar elm, and oak trees. The remainder of the native pasture and improved pasture has been selectively cleared, with large sculpted trees scattered throughout. The second tract (29.99 acres) is south of CR 129. It features an elevated ridge that runs from the north to south along the western edge of the tract with the tract draining north and east. This tract is completely wooded, and has a heavy canopy of hardwoods consisting of mesquite, cedar elm, and oak trees.

The grass turf throughout the ranch is in excellent condition with grass species that include Little Bluestem, Big Bluestem, Sideoats Grama, Arizona Cotton Top, Silver Bluestem, Texas Winter Grass, Buffalograss, and perennial forbes to name a few.

The elevation over the entire property changes approximately 120 feet, being approximately 1,660 feet on the southwest side, and descending down to approximately 1,540 feet on the north-central side of the property.







Structural Improvements

The ranch is improved by a small barndominium 30' x 40' (1,200 sq. ft.) with a 15' x 40' covered area/carport off of the east side. The living area consists of 880 sq. ft. with two bedrooms/one bath with concrete floors and central heating and air. There is a small garage that consists of approximately 320 sq. ft.

Located to the east of the house there is a three-sided equipment shed that is 20' x 60' and is of steel construction with a gravel base floor.

There is also a nice set of pipe livestock working pens with covered squeeze chute and alley.













Water

Water on the Brooks North Ranch is provided by a rural water line as well as 7 small earthen stock tanks.



Fencing

The ranch is fenced and cross fenced with the fencing being in excellent condition. All fencing is of barbed wire and steel T-post construction. There are also two nice pipe entrances off CR 129.



Hunting • Wildlife

Hunting on the Brooks North Ranch is considered to be good with game species that include Whitetail Deer, turkey, hogs, dove, and quail. There are multiple deer blinds, and feeders that will convey with the sale of the ranch.





Broker Remarks • Pricing

If you are in the market for an outstanding recreational, hunting, and cattle property in Central Texas, please give the Brooks North Ranch your full consideration. With nice improvements, good hunting, and an excellent grass turf in close proximity to a large lake (Lake Brownwood) you will be hard pressed to find a nicer ranch.

This ranch is realistically priced at \$6,700 per acre or \$1,058,198.

For more information or to schedule a showing,
please call Brendan Garrison (806) 790-5900 or Rusty Lawson (806) 778-2826.





Brooks North Ranch



COUNTY RD 129

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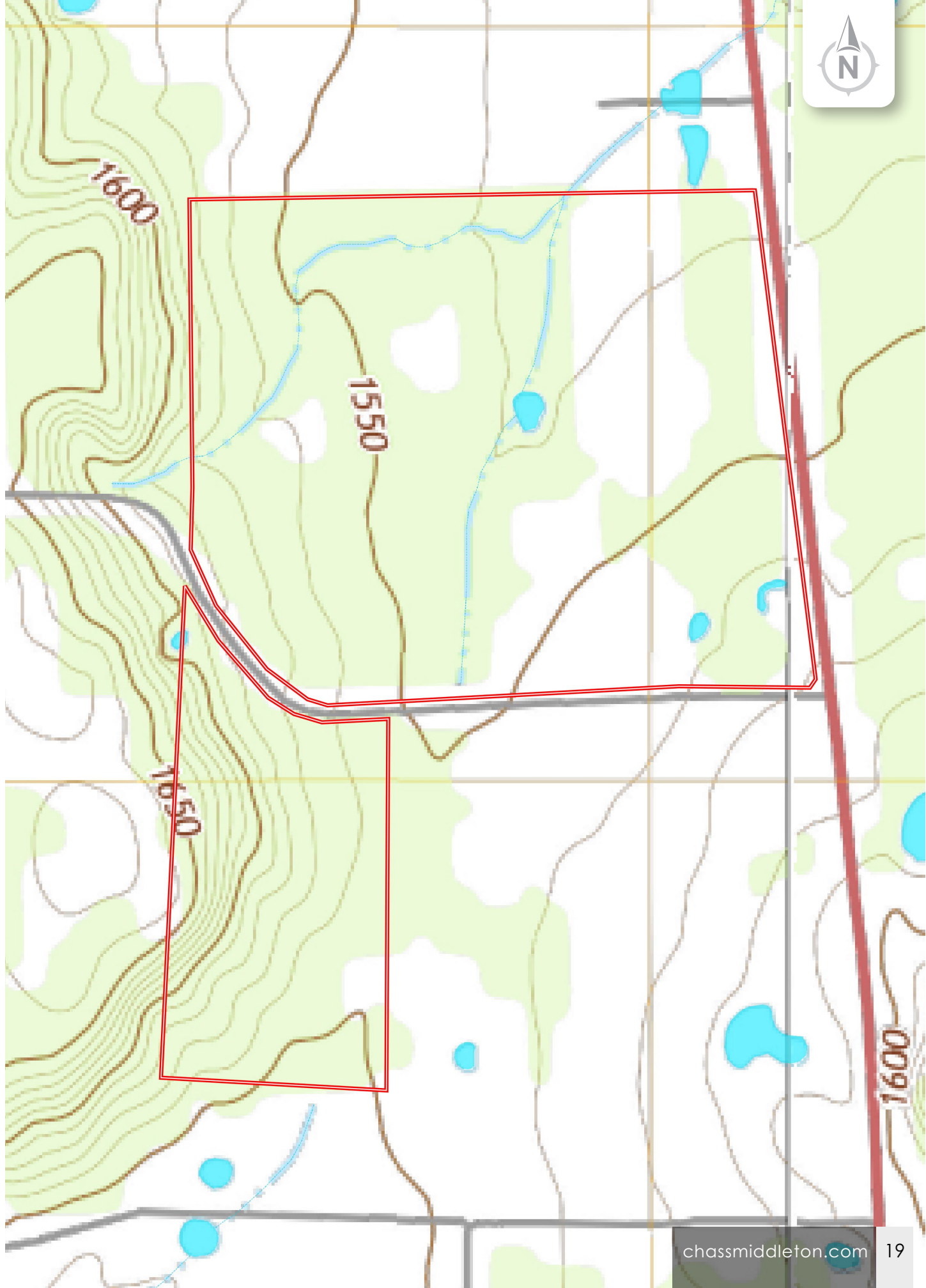
COUNTY RD 129

31.9258, -99.1268

COUNTY RD 107

COUNTY RD 107

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