

63.16+/- Acres, Brown County

Nestled near the charming town of May, TX, this stunning property boasts 63+- acres of prime Texas land. Tracts like this are hard to come by! With a gorgeous combination of Live Oaks, Post Oaks, Mesquite, and meticulously maintained cultivation areas, this is a nature lover's paradise. Oaks are known for their majestic canopies and robust presence, while Mesquite adds a unique, rugged charm. One tank on the property ensures an ample water supply for both wildlife and livestock, making it perfect for those who love outdoor living or farming. The property also features good to fair fencing, will need to be fenced along the dividing line. Electricity runs along CR 120 for ease of access to build your dream home. Water wells are in the area so drilling a water well should be good. Don't miss out on the opportunity to own your very own piece of Texas! This is truly a rare find that won't last long! Additional Smaller & Larger Acreage Available, Up To +- 92 Acres. No Minerals Convey.



\$404,224

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225 SW 5th Street
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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 or 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
- Schools – May I.S.D.
- Surface Water – 1 Tank/Pond
- Wells – N/A
- Soil Type – Clay, Rocky/Shale, & Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, Dove, & Ducks
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – \$TBD
- Price per Acre – \$6,400
- Price – \$404,224
- MLS – 20914004



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