

# \$245,000 - Tbd Cr 196, Bangs

MLS® #475311

## \$245,000

0 Bedroom, 0.00 Bathroom,  
Farm on 28.21 Acres

N/A, Bangs, Texas

Beautiful, unrestricted, ag-exempt 28.21 acres situated between Brownwood and Bangs, TX. This property is perfectly suited for hunting or homestead use. Wet-weather Clear Creek greets you as you make your way through the 120 ft. wide entrance lane that heads towards the back of the property. The creek is lined with mature Live Oaks and Hackberry trees that are also scattered throughout the property providing excellent habitat for wildlife. The rest of the property has scattered mesquites, King Ranch bluestem, Texas wintergrass, and coastal Bermuda. A wet-weather pond is situated in the North corner of the property. This area could be a great homesite as it is the highest point on the property and has a great panoramic view looking towards Brownwood. A portion of the property lies within the floodplain. Perimeter fencing is primarily 5-strand barb wire in fair to good condition on all sides. Hunting blind and feeder will convey. Mineral rights are negotiable.

## Essential Information

MLS® #	475311
Price	\$245,000
Bathrooms	0.00
Acres	28.21
Type	Farm
Sub-Type	Acreage
Status	Active



## Community Information

Address	Tbd Cr 196
Subdivision	N/A
City	Bangs
County	Brown
State	Texas
Zip Code	76823

## Amenities

Utilities	Electricity Available
View	Pond, Creek/Stream, Seasonal View

## Additional Information

Date Listed	June 10th, 2022
Days on Market	39
HOA Fees	0.00

## Listing Details

Listing Office	Grand Land Realty, LLC
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