



Bangs Tracts

TBD CR 180, Bangs, TX 76823

10.1 Acres

\$117,500



UNRESTRICTED

400 FT. FRONTAGE

CLOSE TO TOWN

Three 10.1-acre tracts of unrestricted, ag-exempt land, just 2.5 miles southeast of Bangs, TX and 10 minutes from Brownwood with easy access to Hwy 67/84 just 1.2 miles away. These unimproved tracts are level with scattered Mesquite, Hackberry, Sweetgum, and Texas Brasil. Brookesmith SUD has a 2-inch waterline running along the county road with additional capacity available; each tract will need its own tap. Electricity is nearby, provided by Oncor; meter needed. Each tract has approximately 400 feet of frontage on County Road 180 and is partially fenced in barbed wire. This property would be the perfect private country homestead while still being close to town amenities. Property lines are approximate, pending survey. Up to 37 total acres are available. Mineral rights are negotiable.

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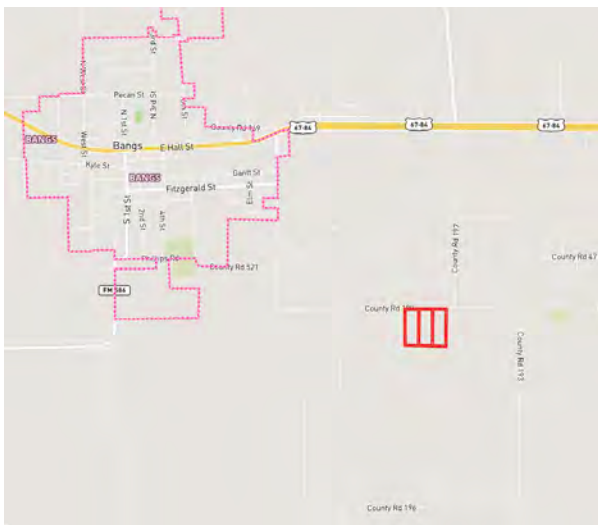


Kayla Martin

Realtor® - Land Specialist

kayla@grandlandco.com

(512) 496-2566



LOCATION

Brown County, Bangs ISD

2.5 miles to Bangs, 7 miles to Brownwood, 74 miles to Abilene, 145 miles to Austin, 160 miles to DFW International Airport.

DIRECTIONS

From Brownwood head west on Hwy 84 towards Bangs, turn left on CR 197, right on CR 180, and the property begins in 400 feet on the left.

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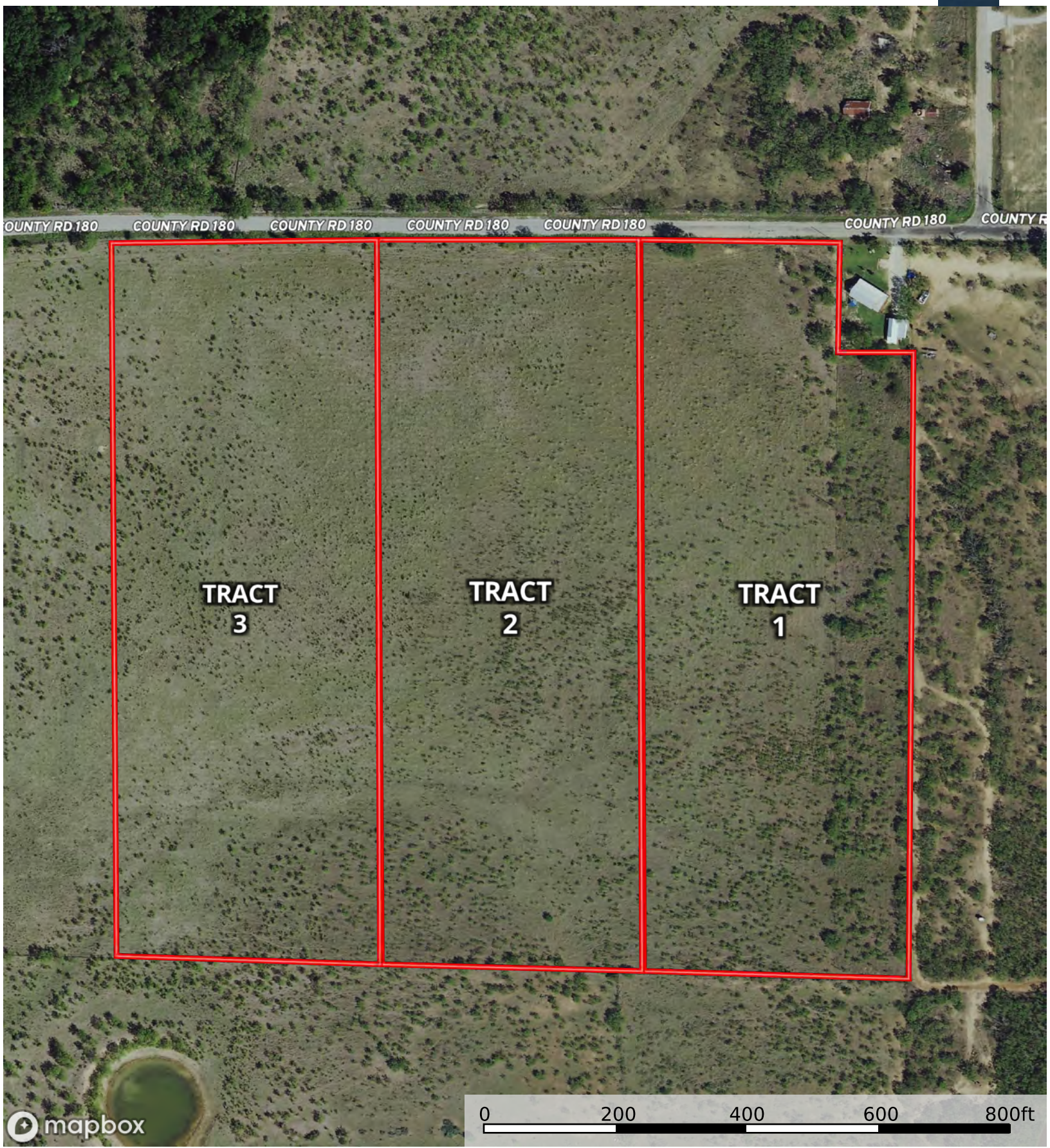


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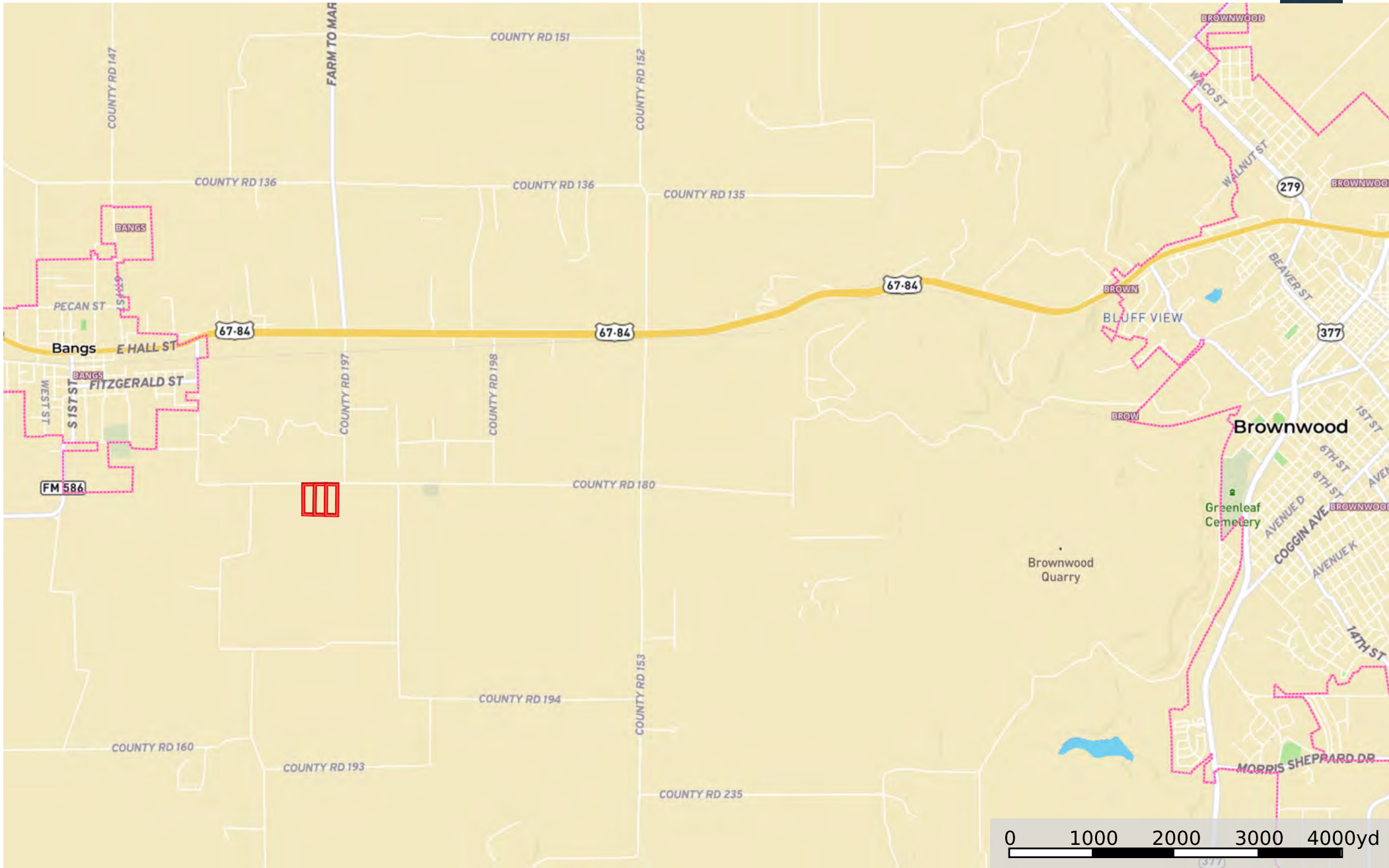
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Boundary



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