



TURKEY PEAK RANCH

TBD County Road 292 Tract 1, Early, TX

20 Acres | \$210,000



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PROPERTY DESCRIPTION

The Turkey Peak Ranch is an attractive 20-acres in Early, TX. You'll find numerous wildlife species on the property, including whitetail deer, wild hogs, migratory waterfowl, and multiple varmint species. On the ranch, you'll find more than 30 feet of elevation change, offering incredible views and homesites. A wet weather creek traverses the property on the NW corner and feeds a small tank that always holds water. You'll find a new driveway/gate installed to accompany the 615 feet of County Road frontage on CR 292. Throughout the property, you'll find numerous Live Oaks, mature Mesquite, KR Bluestem, and other trees and grasses native to the area.

Whether you're looking for a homestead or a recreational retreat, this property will satisfy all your needs. The owner will consider selling more or less acreage if the buyer would like.

Turkey Peak Ranch is fenced on three sides. Two sides share a high fence with the neighboring tract, and the third is five-strand barbed wire at the road. The current owner is willing to split fence costs for the remaining side with the right offer.

There is a water line and electricity on the road.

2023 taxes were approximately \$180. The property is currently ag-exempt. (Grazing lease can convey if new owner would like)

Minerals can convey with an acceptable offer.

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SCAN HERE TO VIEW MORE OF
TURKEY PEAK RANCH

LOCATION

Brown County

10 Miles to Brownwood, 105 miles to Waco, 118 miles to DFW, 130 miles to Austin.

DIRECTIONS

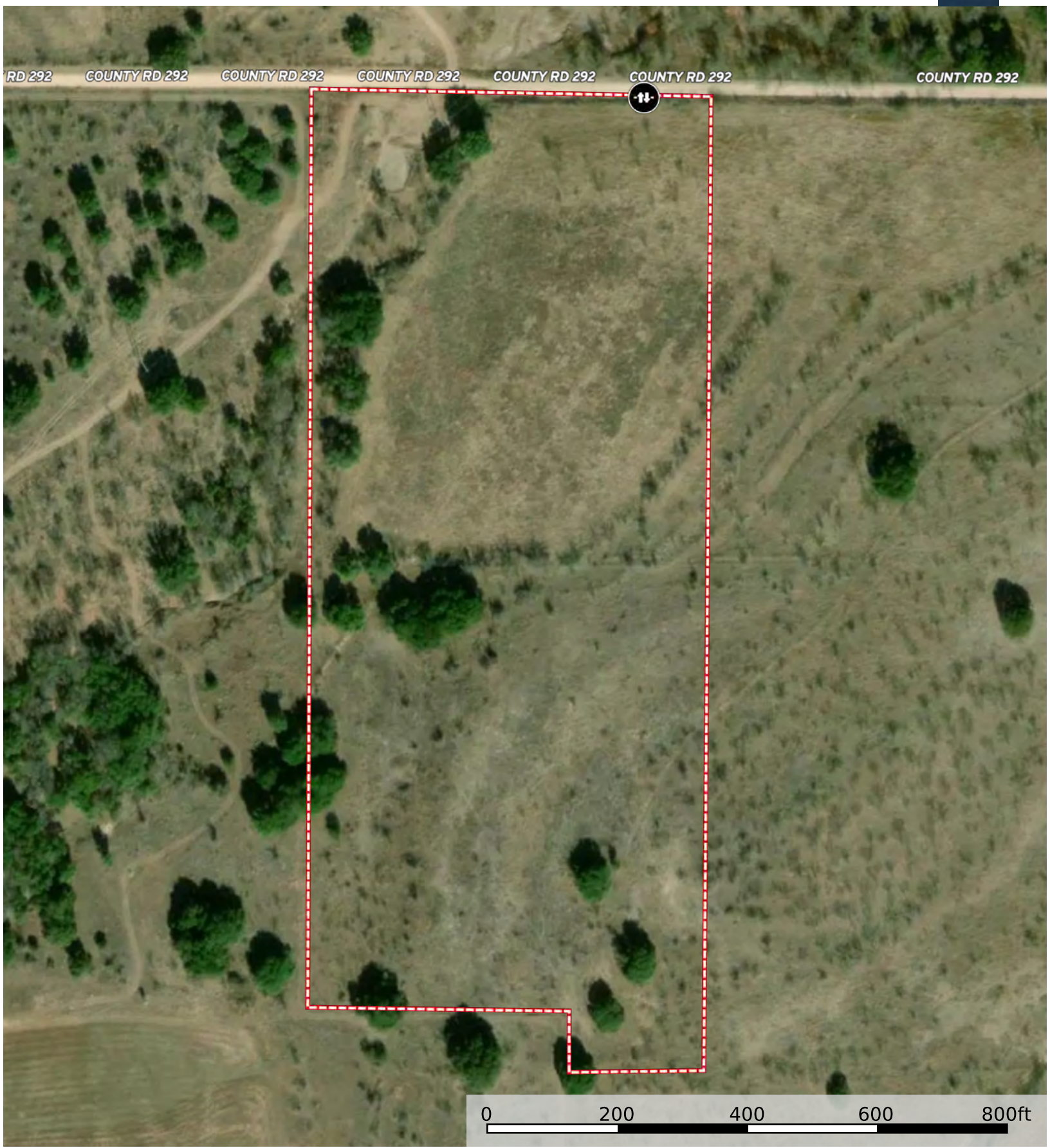
From HWY 84, turn right onto FM 1467, drive 3.5 miles, and turn left onto CR 291. Drive 1.5 miles and turn right onto CR 292. The location will be on your left.

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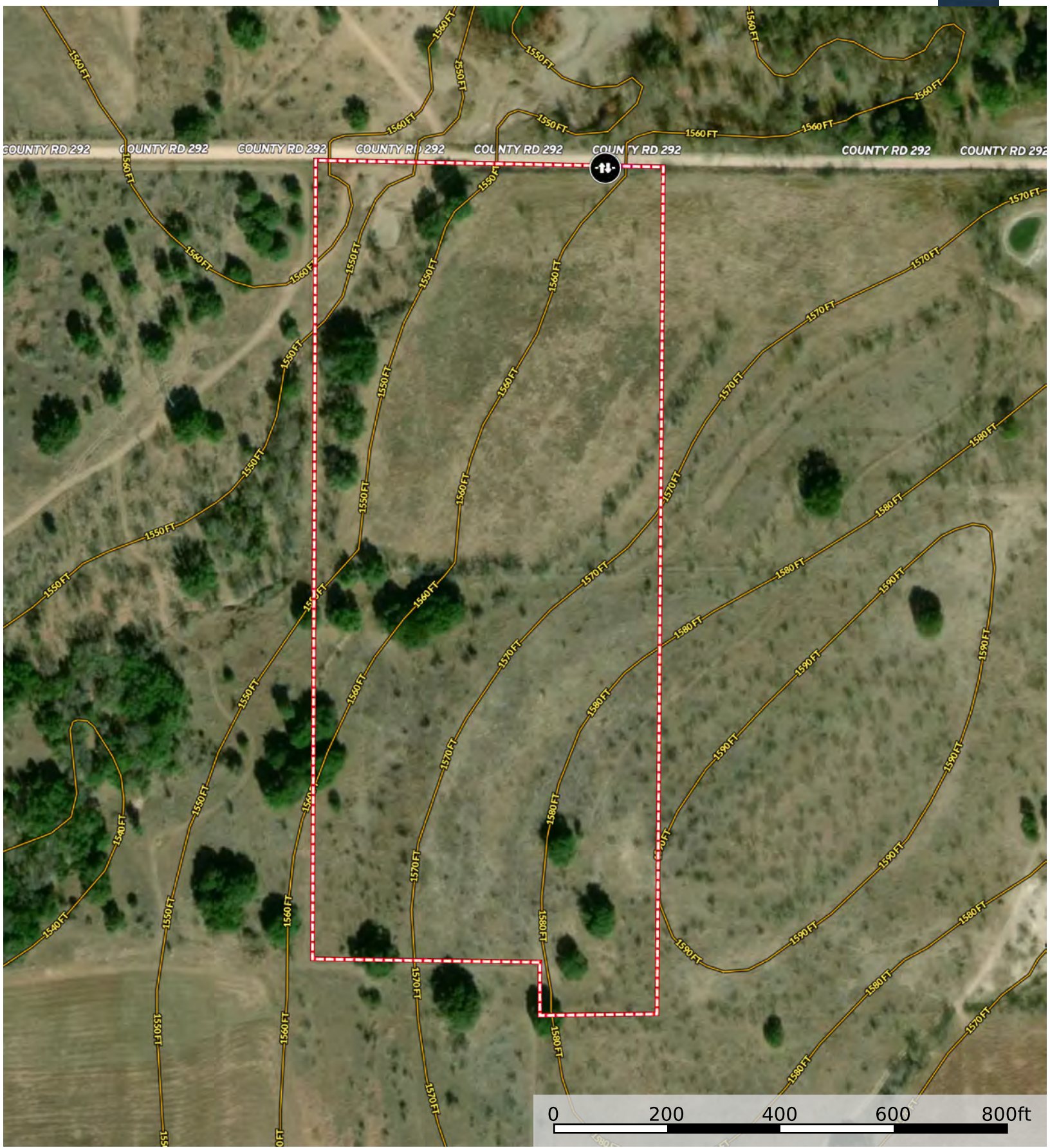


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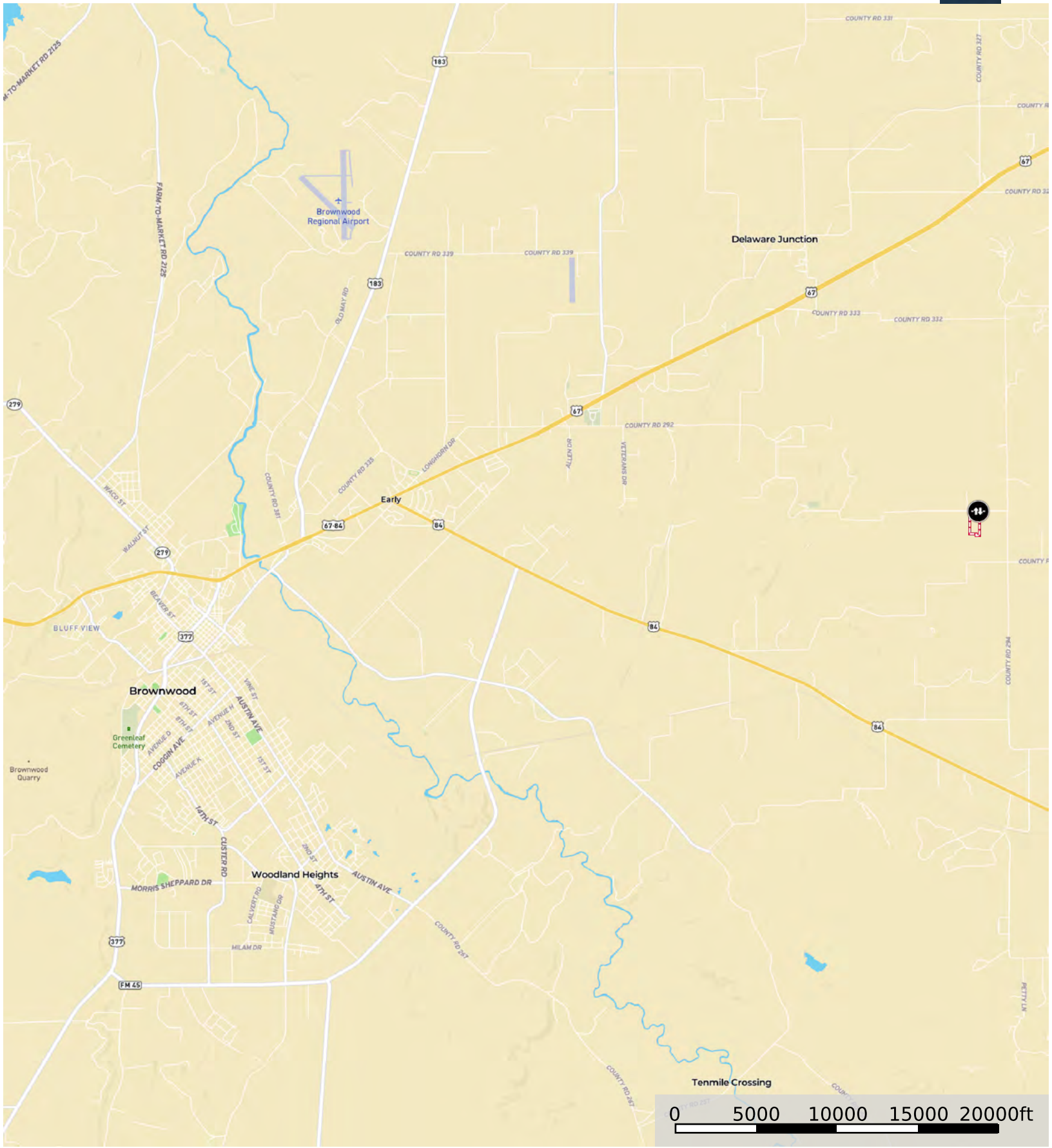
Gate Boundary



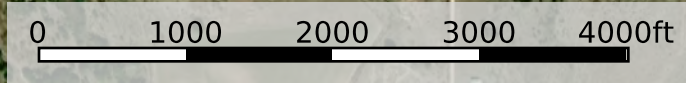
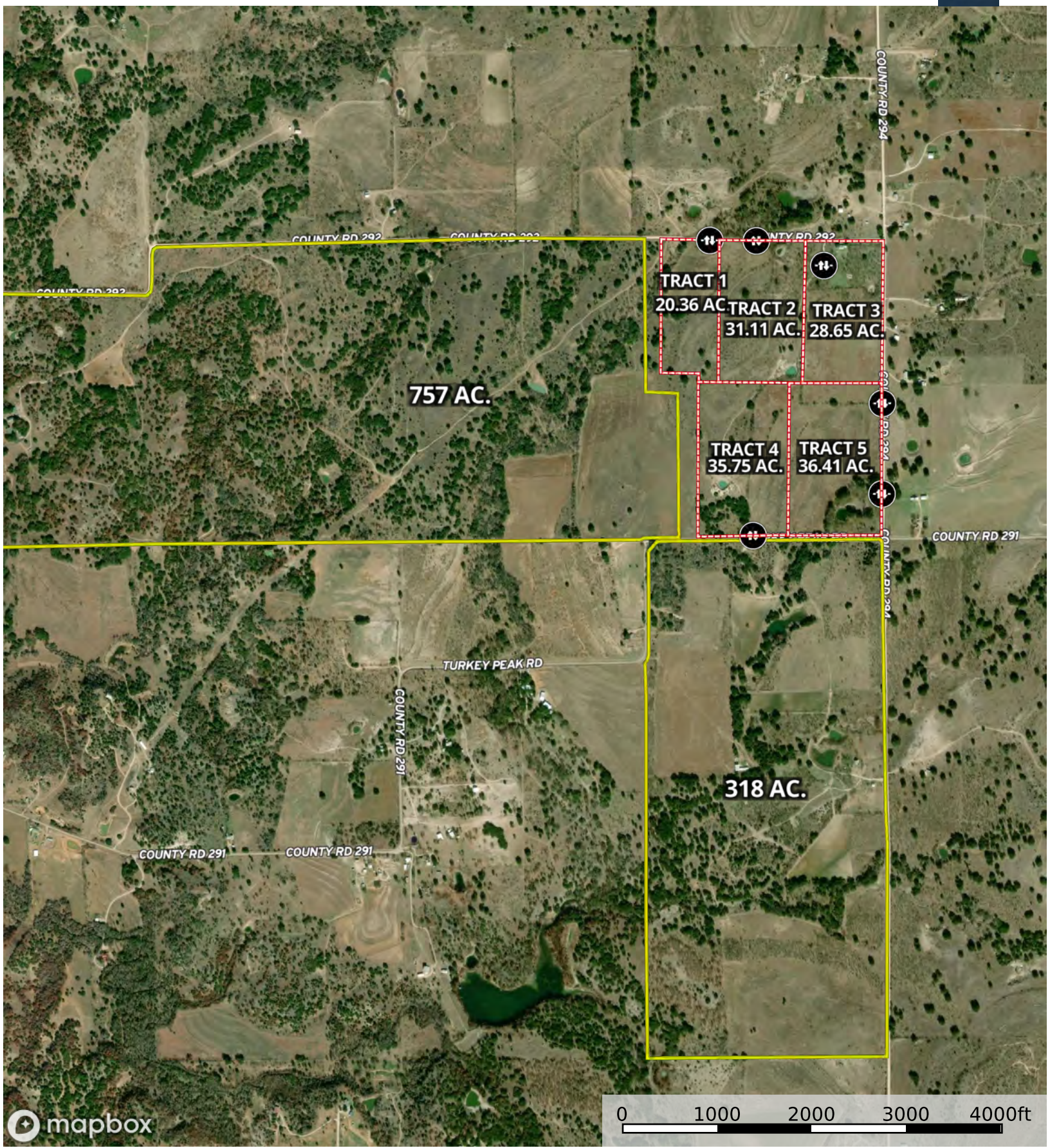
Gate Boundary

TBD County Road 292, Early, TX 76802

Brown County, Texas, 20.36 AC +/-



Gate Boundary



- Gate
- Boundary 1
- Boundary