



# TURKEY PEAK RANCH

TBD County Road 292 Tract 4, Early, TX

35 Acres | \$350,000



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Dustin Preston

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# PROPERTY DESCRIPTION

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Tract 4 of Turkey Peak Ranch is an attractive 35-acre property in Early, TX. You'll find numerous wildlife species on the property, including whitetail deer, wild hogs, migratory waterfowl, and multiple varmint species. You'll find more than 30 feet of elevation change on the ranch, offering incredible views and homesites. There is one medium-sized tank that always holds water and has been sufficient to supply water to the wildlife and cattle that graze the property. A new driveway and gate has been installed to accompany the 950 feet of Turkey Peak Rd frontage. There is a water line at the road, and electricity is on the neighboring tract. 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 wants.

Tract 4 is fenced on two sides. One side shares a high fence with the neighboring tract, and the second is five-strand barbed wire at the road. The current owner is willing to split fence costs for the remaining two sides with the right offer.

2023 taxes were approximately \$300. 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

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Brown County

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

## DIRECTIONS

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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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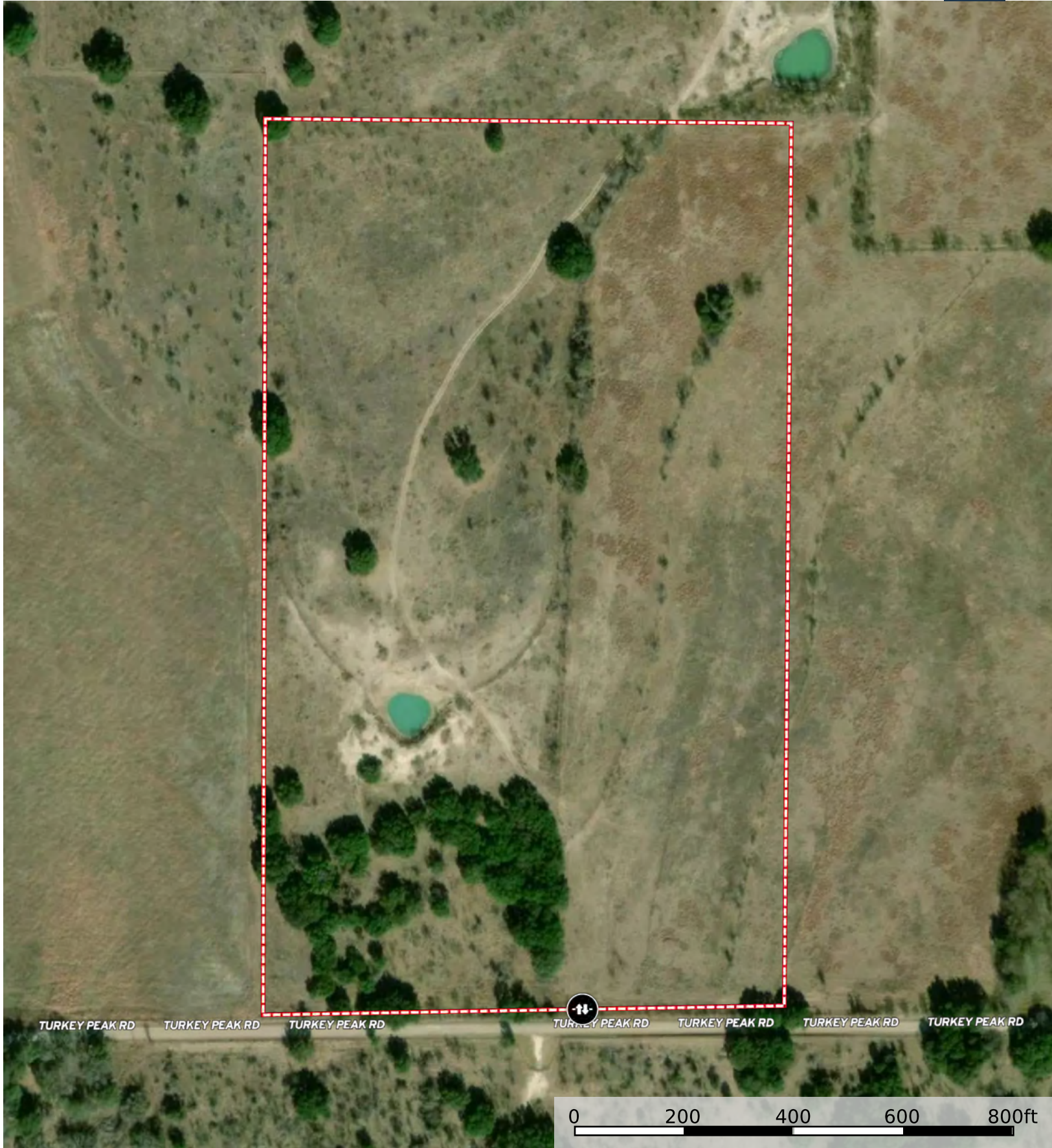
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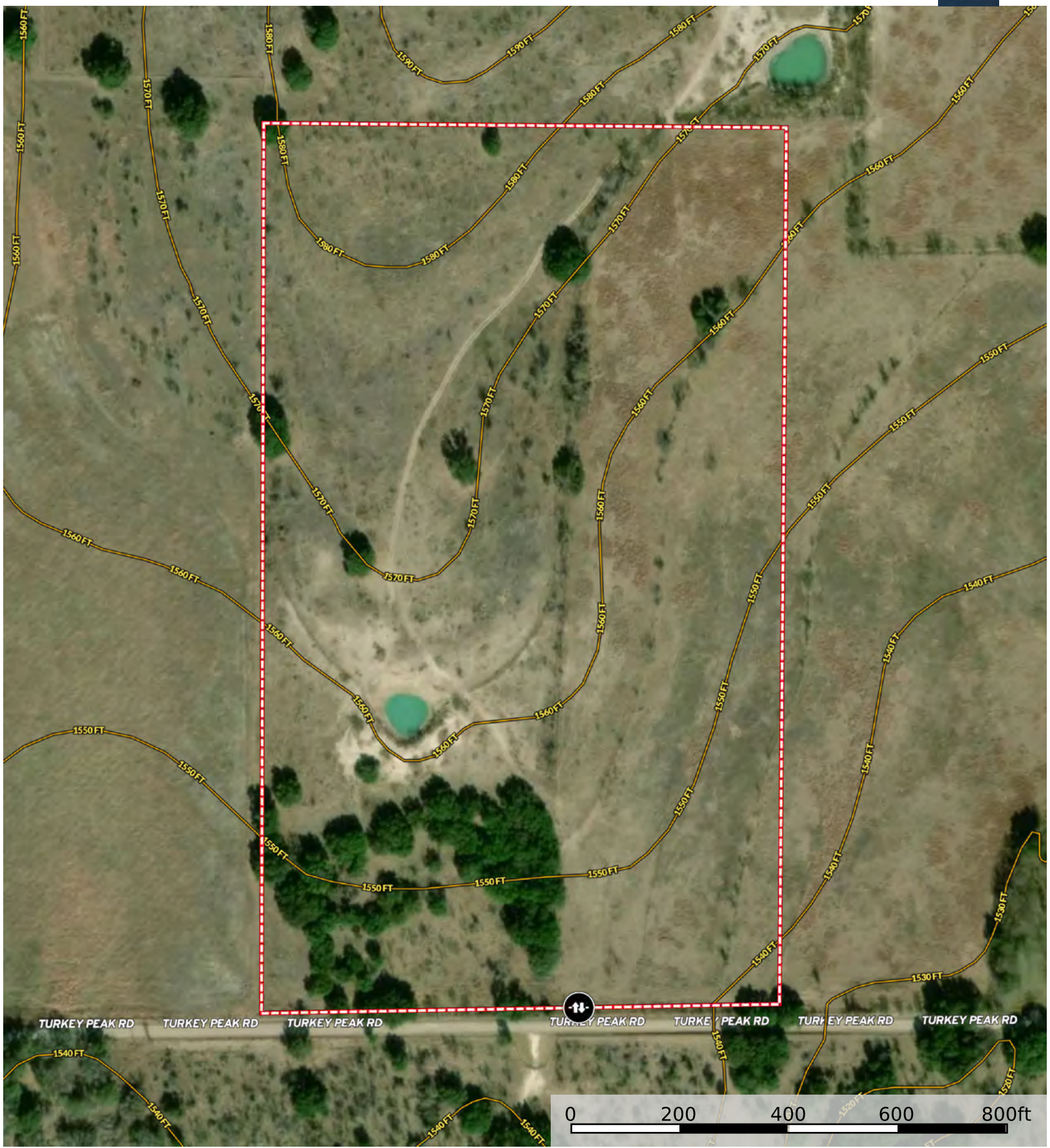


Gate Boundary



# Tract 4 Tbd County Road 292 Early, TX

Brown County, Texas, 35 AC +/-

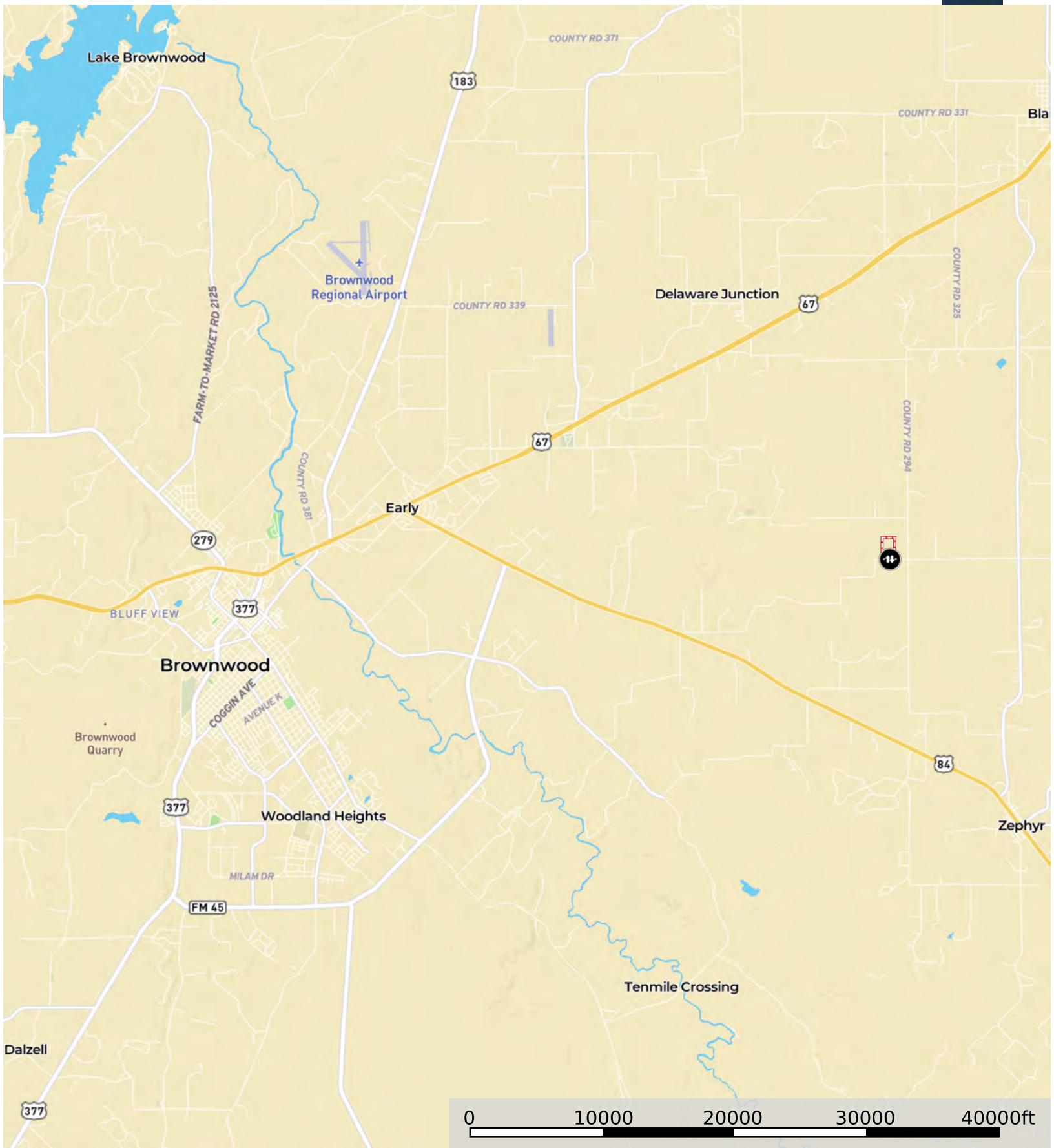


 Gate  Boundary



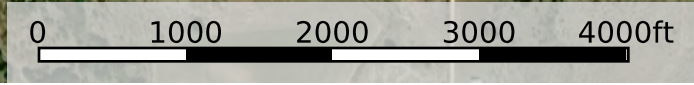
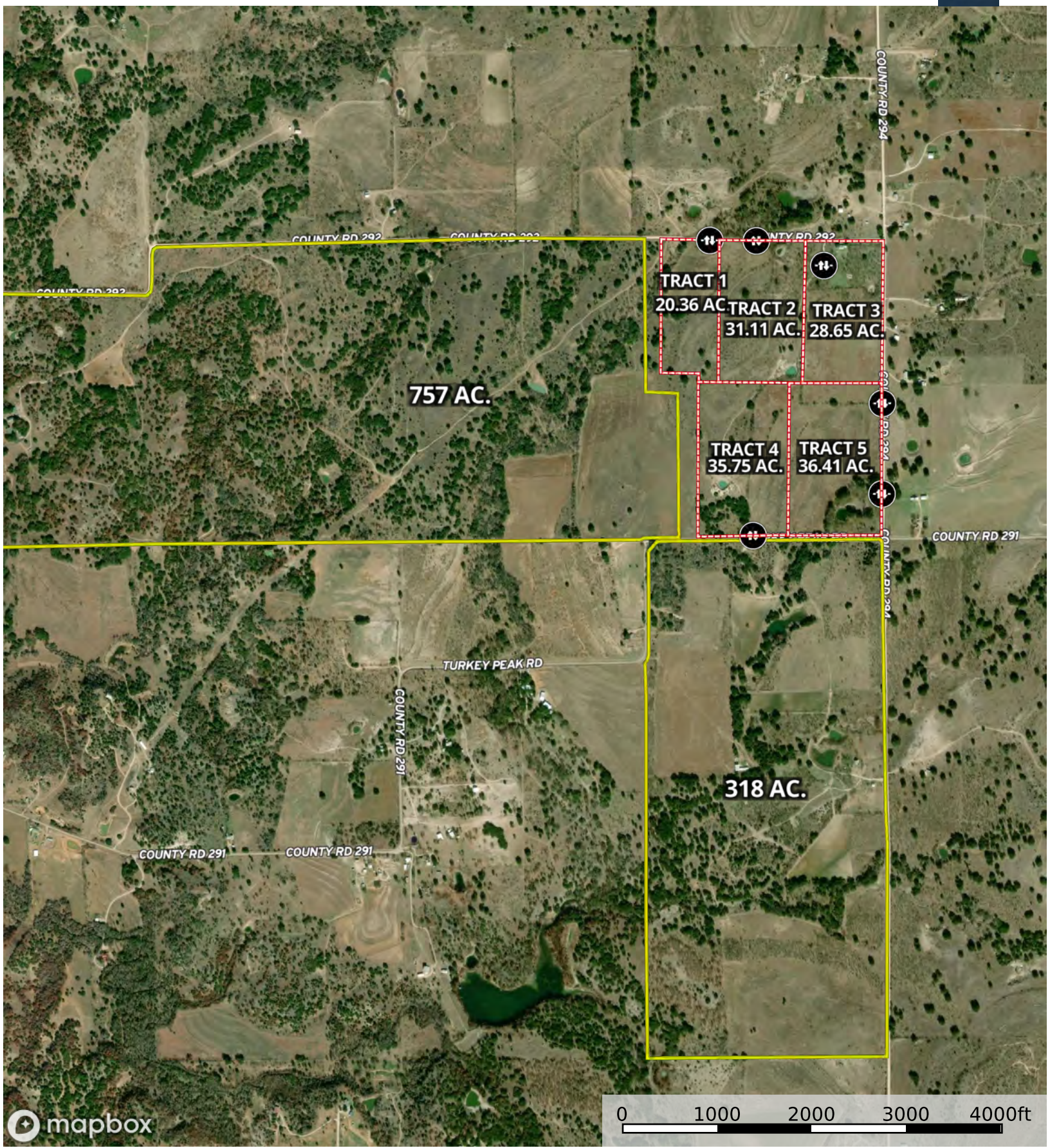
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Brown County, Texas, 35 AC +/-



Gate Boundary





- Gate
- Boundary 1
- Boundary