



Clear Creek Retreat

TBD CR 196, Bangs, TX 76823

28.21 Acres

\$253,890



UNRESTRICTED

VIEWS

CLOSE TO TOWN

Beautiful, unrestricted, ag-exempt 28.21 acres perfectly situated between Brownwood and Bangs, TX. 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. Perimeter fencing is primarily 5-strand barb wire, with field fence on the north fence line as you enter the property, in fair to good condition on all sides. A portion of the property lies within the floodplain. This property is perfectly suited for hunting or homestead use. Hunting blind and feeder to convey. Mineral rights are negotiable.

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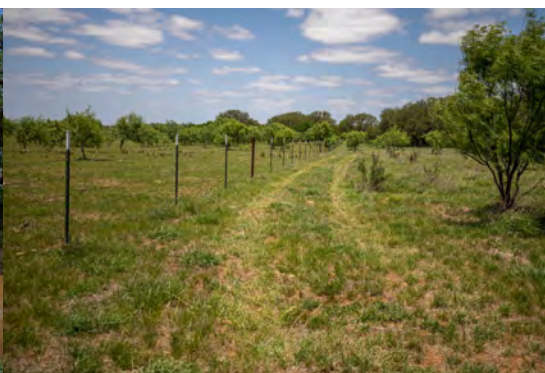


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LOCATION

Brown County, Bangs ISD

2.5 miles to Bangs and Hwy 67-84, 8 miles to Brownwood, 75 miles to Abilene, 145 miles to Austin, 88 miles to San Angelo, 138 miles to Fort Worth, 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, left on CR 196, in 1 mile the entrance is on the right.

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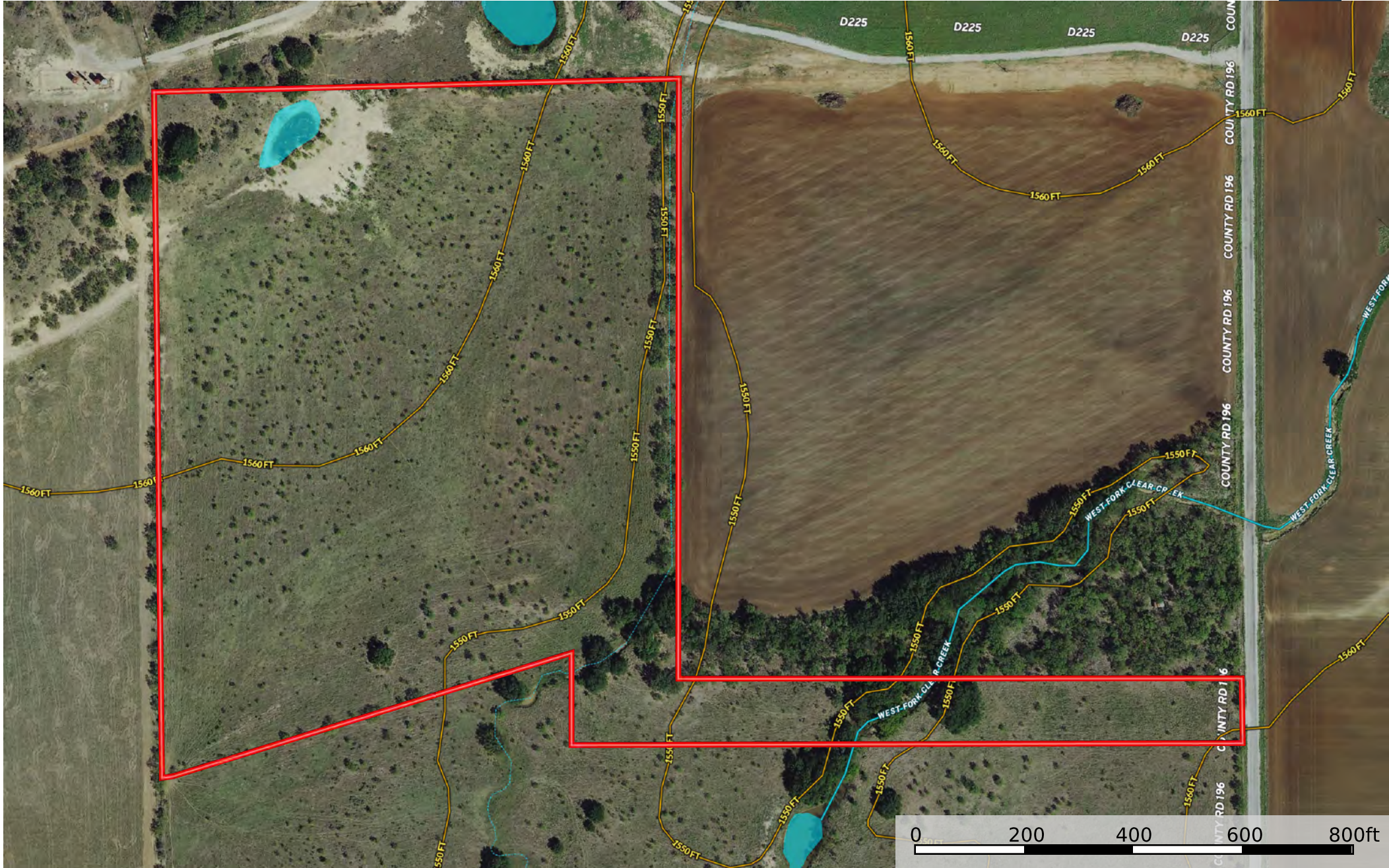
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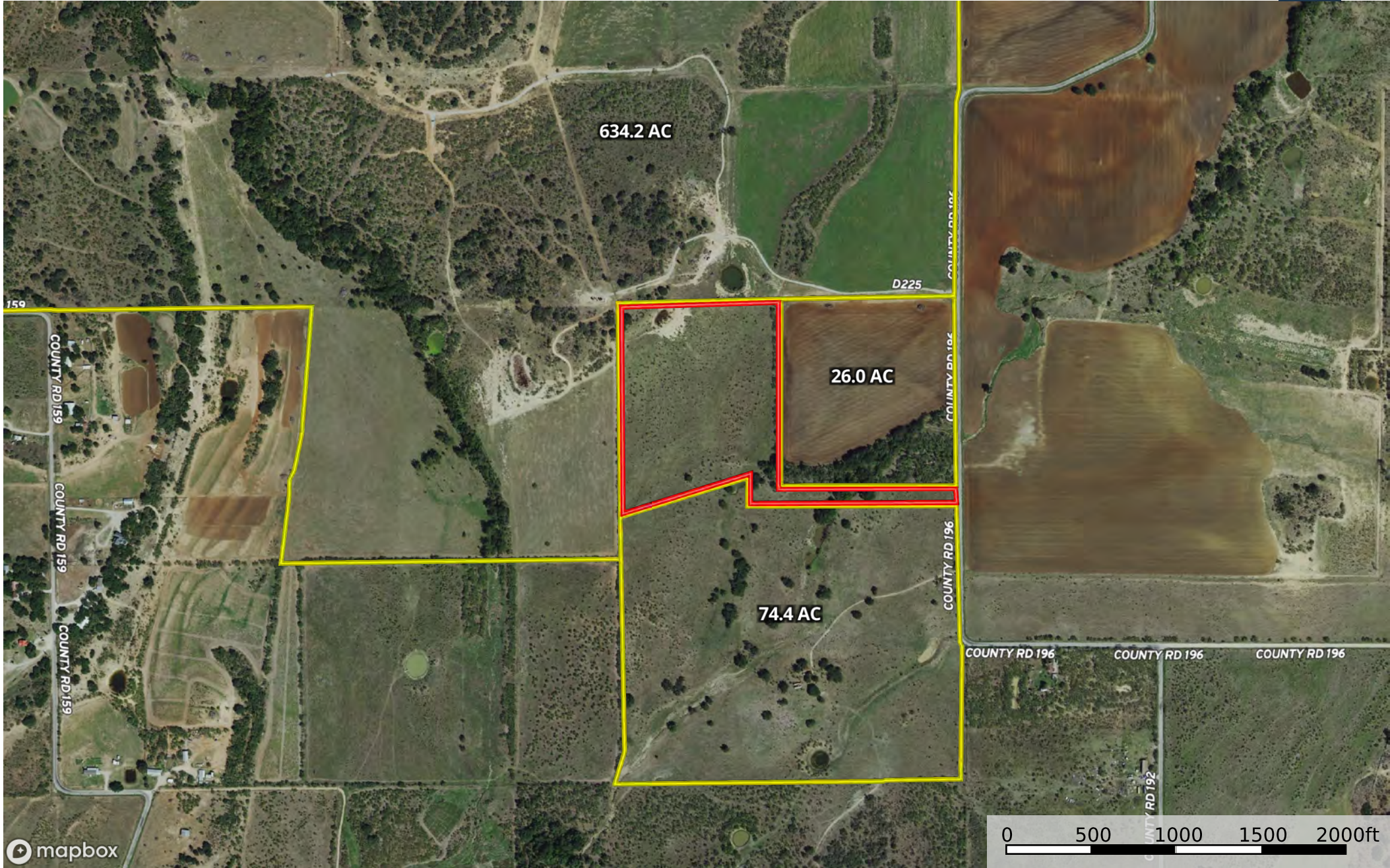
 Boundary



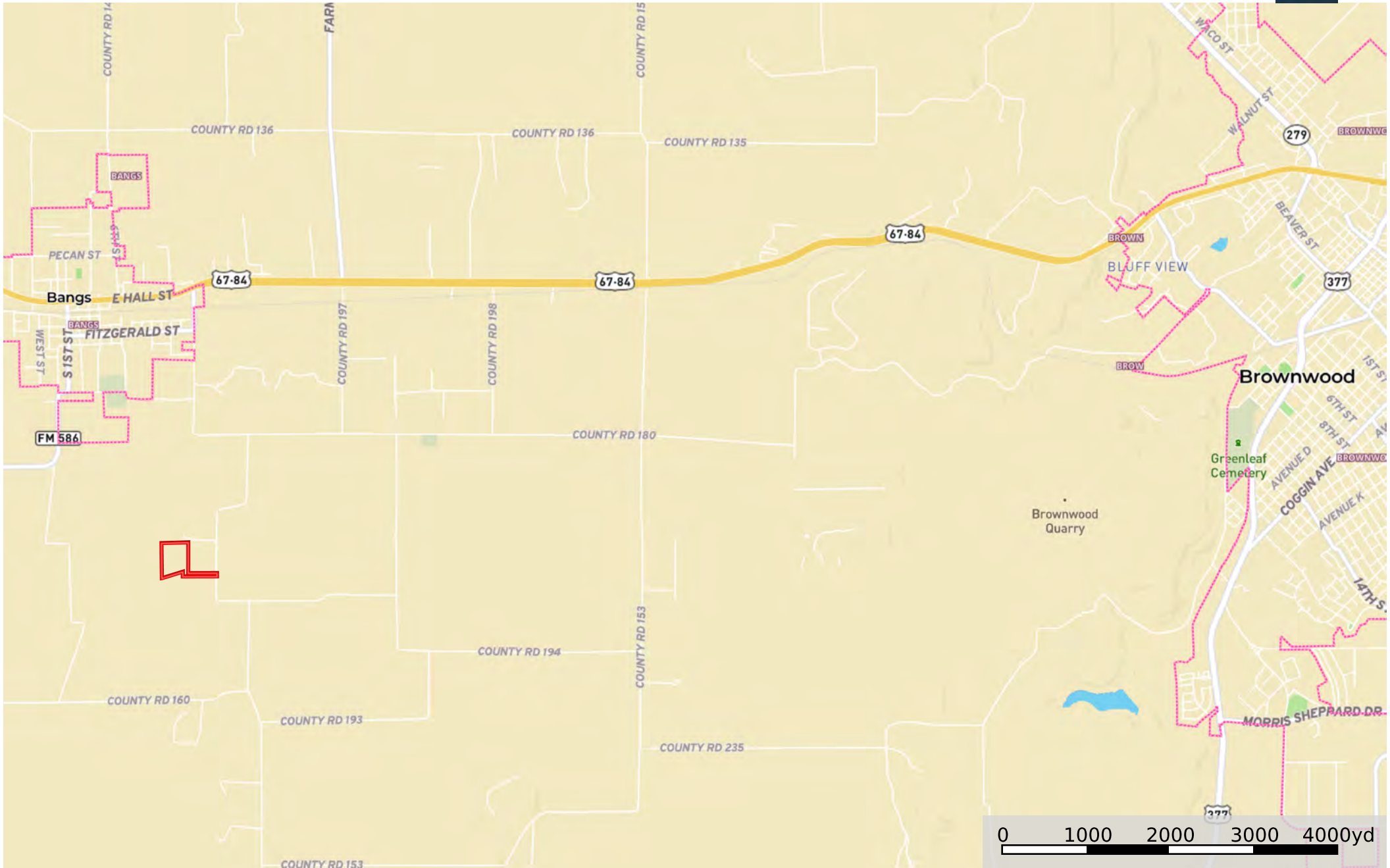




 Boundary
 Stream, Intermittent
 River/Creek
 Water Body



 Boundary  Neighbor



Boundary