



# TURKEY PEAK RANCH

TBD County Road 292 Tract 2, Early, TX

31 Acres | \$310,000



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# PROPERTY DESCRIPTION

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Turkey Peak Ranch is a stunning 31-acre property located in Early, TX, ideal for both homesteaders and recreational enthusiasts. This Ag-exempt land features two medium-sized ponds stocked with bass, which retain water even during droughts. The property boasts a diverse landscape with numerous Live Oaks, mature Mesquite trees, KR Bluestem, and other native vegetation.

With over 30 feet of elevation change, the ranch offers breathtaking views and excellent homesite options. The property is partially fenced with five-strand barbed wire on two sides, and the current owner is open to negotiating the cost of additional fencing with the buyer. A new driveway and gate have been installed, providing easy access to the 900 feet of frontage on CR 292. Utility lines for electricity and water are conveniently available along the road.

The property benefits from an Ag-exemption, with 2023 taxes around \$50. If the new owner wishes, the existing grazing lease can be transferred.

The seller owns 100% of the minerals, which are negotiable, and is also open to selling additional acreage if desired.

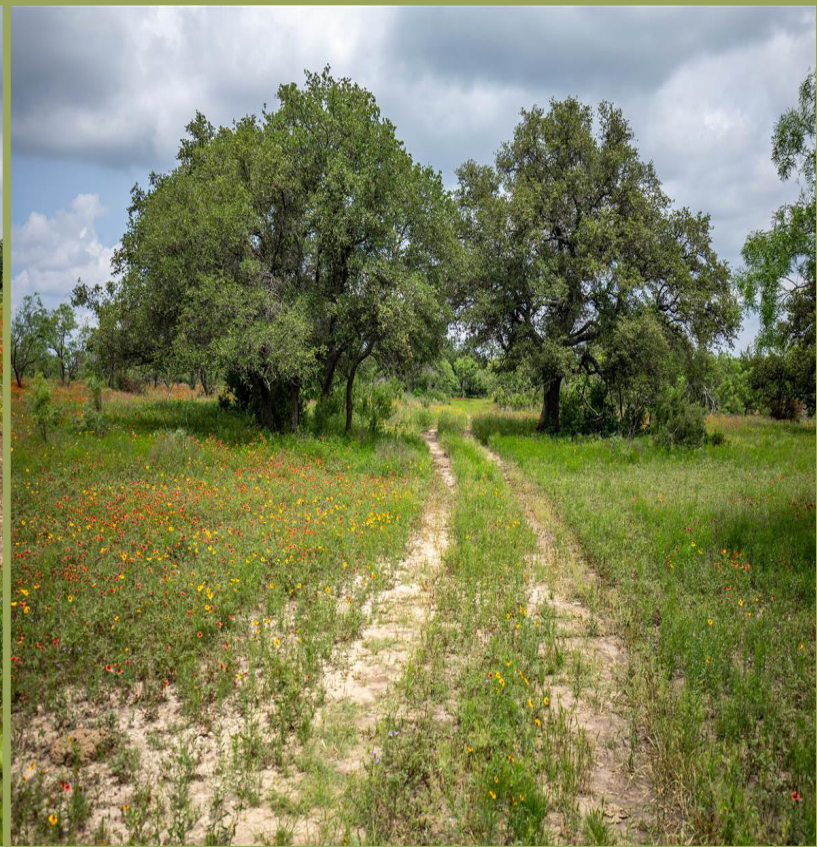
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SCAN HERE TO VIEW MORE OF  
TURKEY PEAK RANCH

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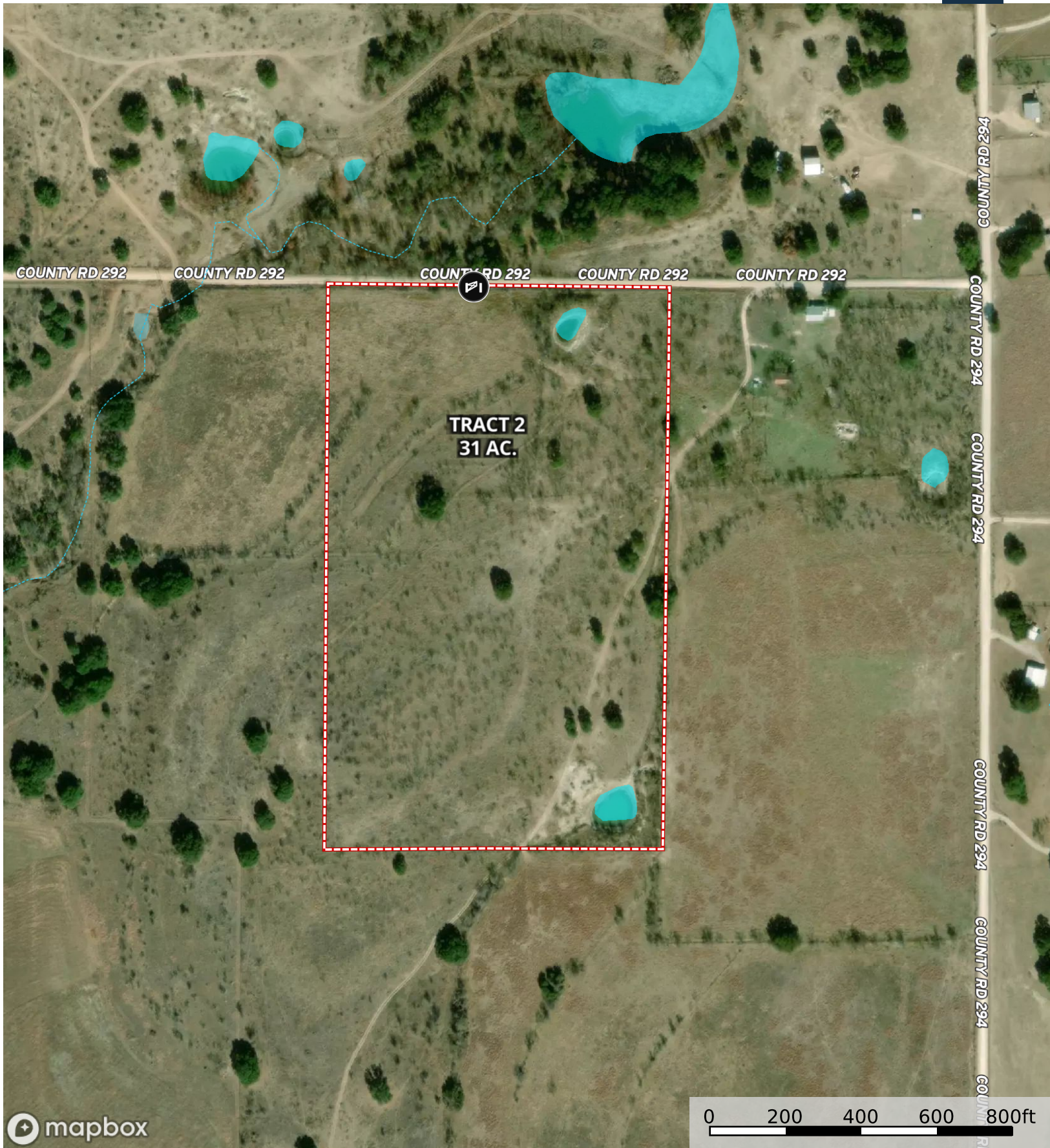
From HWY 84, turn right onto FM 1467, drive 3.5 miles, and turn left onto CR 291. Drive 1.5 miles and turn right onto CR 292. The location will be on your left.

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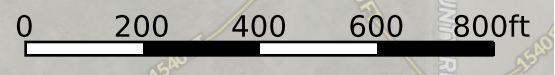
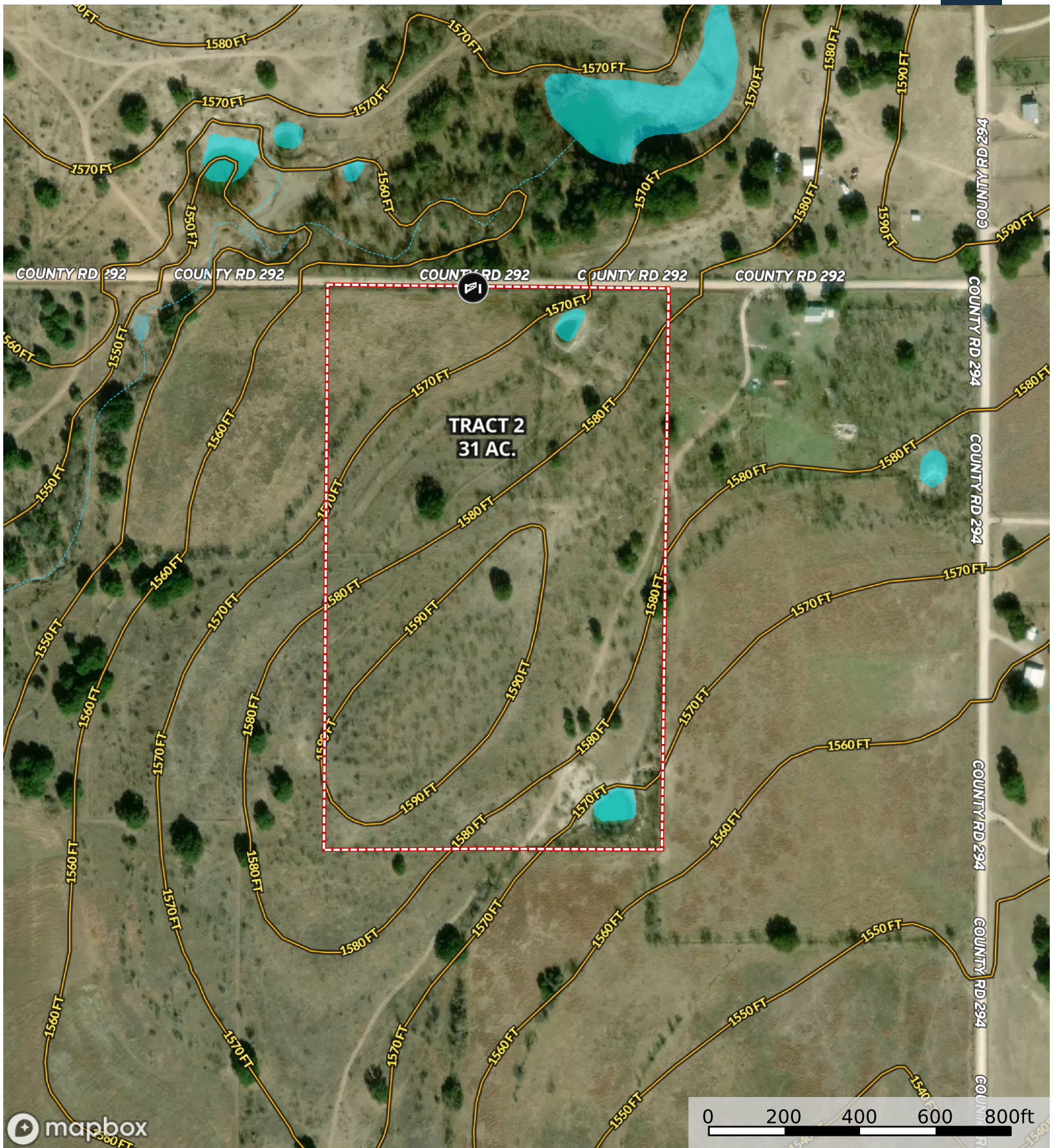


mapbox

- Gate
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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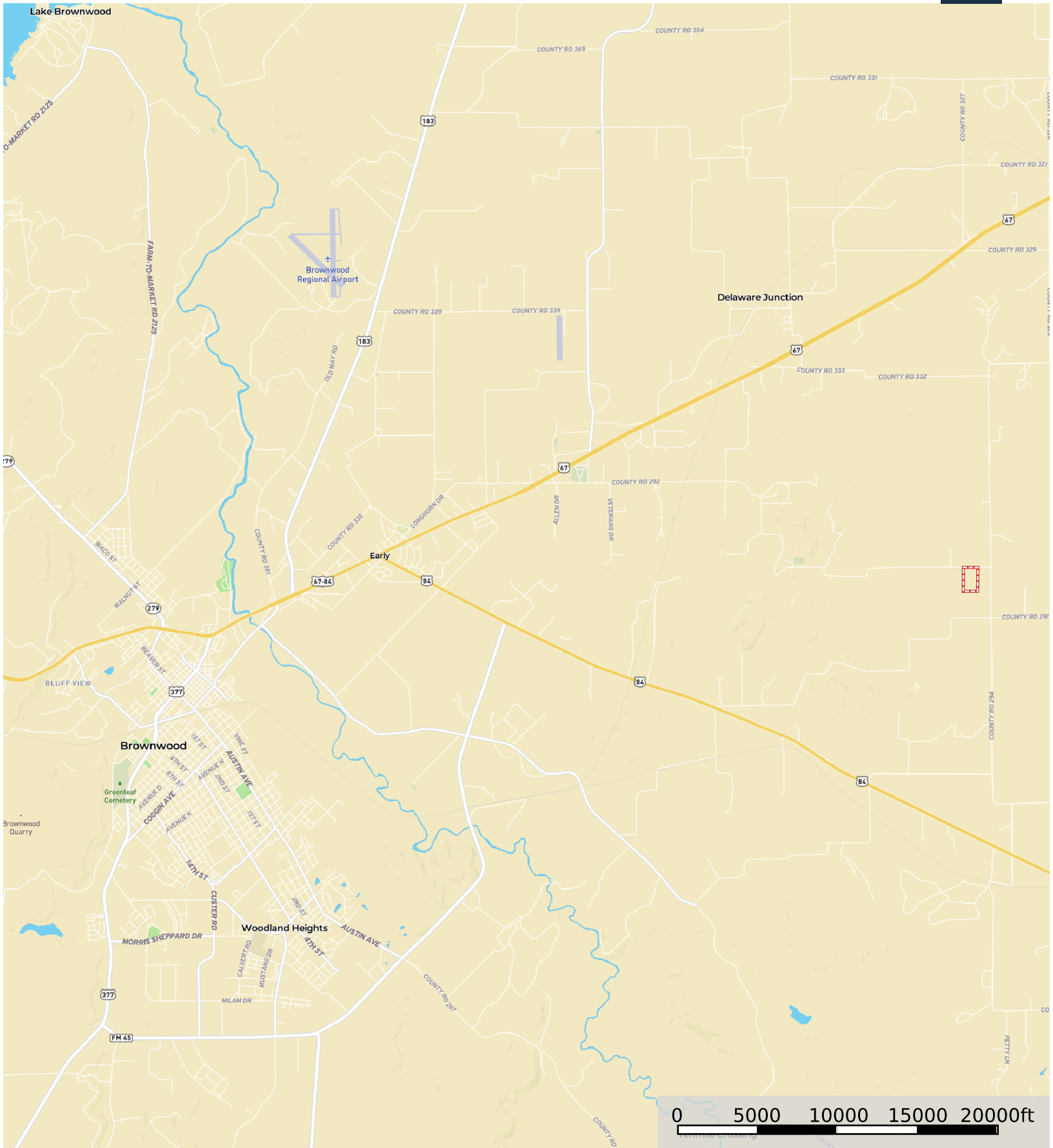
Brown County, Texas, 31 AC +/-



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Pond / Tank Boundary