

# \$5,179,680 - 4771 County Road 153, Bangs

MLS® #4400534

## \$5,179,680

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 864.00 Acres

none, Bangs, TX

Clear Creek Ranch is 864+- acres located in Brown County that leaves nothing to be desired!!! Beginning with the custom, beautifully finished barndominium- 6000 sq ft with about 2400 sq ft finished out & the remaining is a large event room plumbed for HVAC, glass roll up doors, & concrete floor—the finished area has stained concrete flooring, spray foam insulation, granite countertops, stainless appliances, rock fireplace, 2 bedrooms, 2 bath, small loft, coffee bar. The land offers 8 stock tanks stocked with fish, clear creek runs thru the ranch, it is fenced & cross fenced, 70 ac improved grasses, 100 ac cultivation, the rest is native pasture—cover: live oak, post oak, elms & native brush—the hunting is excellent: deer turkey quail & dove—the land is gently rolling. There is another small building that is used as an office for the cattle breeding operation along with pipe working pens, & gravel parking lot. This is a beautiful ranch, fences are excellent, paved road frontage on two sides—the minerals are negotiable—it has rural water & Oncor electric. Just a tad over 2 hours from North Austin and about 10 minutes to Brownwood for all of the conveniences. A must see!



## Essential Information

ListingFeed	abor_vow
MLS® #	4400534

List Price	\$5,179,680
Sale Price	\$4,300,000
Sale Date	June 30th, 2023
Bathrooms	0.00
Acres	864.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	4771 County Road 153
Subdivision	none
City	Bangs
County	Brown
State	TX
Zip Code	76823

### **Amenities**

Utilities	Electricity Available, Electricity Connected, Water Available, Water Connected
View	Pasture, Rural, Trees/Woods, Creek/Stream, Pond
Waterfront	Pond, Creek

### **Exterior**

Lot Description	Agricultural, Many Trees, Farm, Split Possible
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### **School Information**

District	Brownwood Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District