

# LAZY MEADOW RANCHETTE

17± ACRES | BROWN COUNTY, TEXAS



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## Property Features

- Bangs, Texas
- Frontage on CR 190 & CR 153
- 1,859± sq/ft main house
- Detached garage with an attached bunkhouse
- Metal shop with an overhang
- Cattle pens
- Low fenced with cross fencing
- 2 ponds & a wet-weather creek



## Property Information

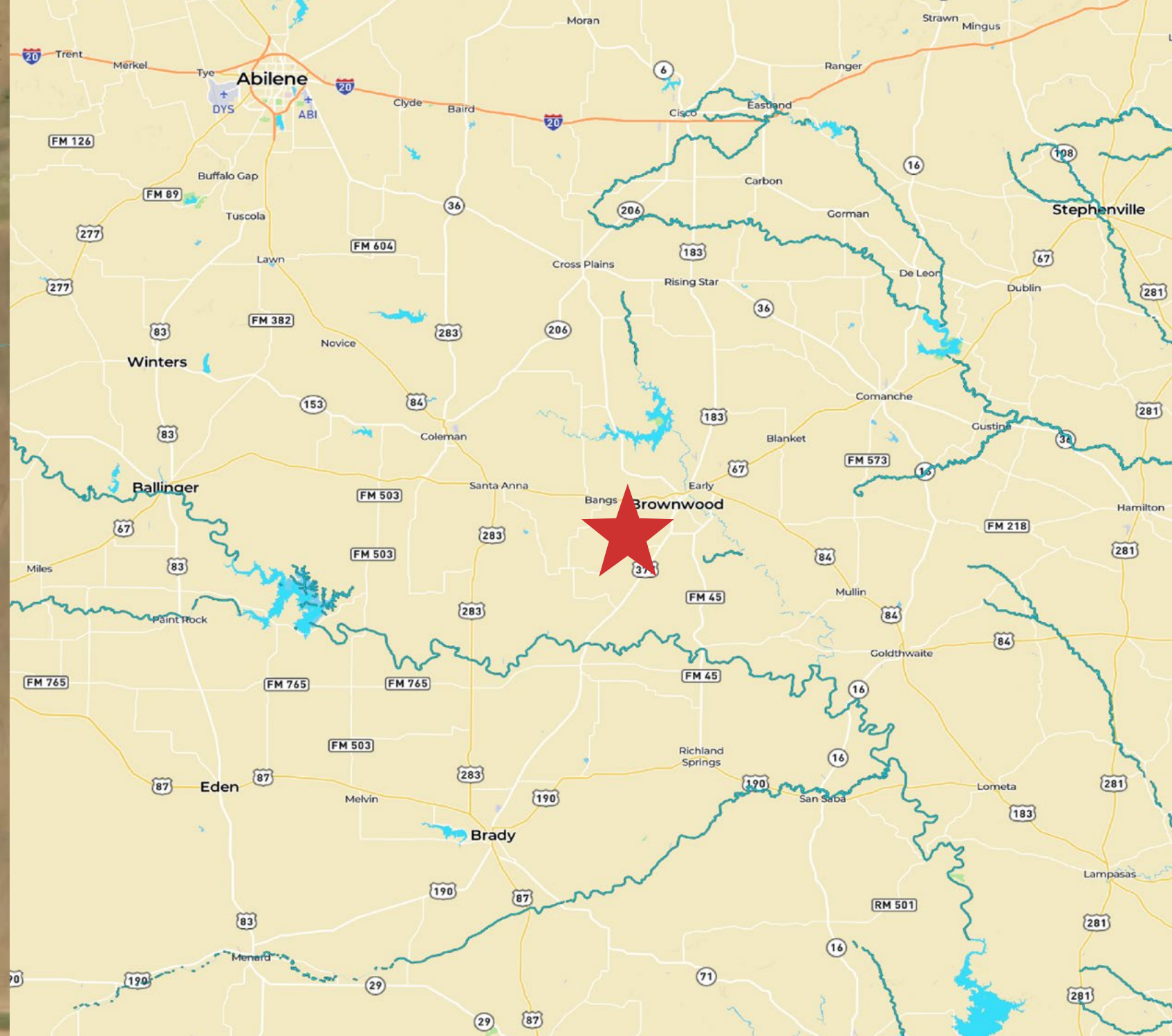
**Description:** Lazy Meadow Ranchette delivers a versatile setup suited for full-time residence, weekend retreats, or a manageable livestock operation. With improved access, a mix of pasture and native brush, and recent renovations, the property stands ready for immediate use and enjoyment.

**Location:** Located in Central Texas, the ranch is 8± miles from Bangs and 9± miles from Brownwood. Abilene lies 78± miles to the northwest, while San Angelo is 95± miles to the southwest. Frontage on both County Roads 190 and 153 ensures easy access.

**Improvements:** An asphalt driveway leads to a renovated 1,859± sq/ft house featuring three bedrooms and two bathrooms. Completed in 2023, the renovation included both front and back porches. A detached garage is connected to a bunkhouse with a private bathroom, offering additional space for guests. A 30x30 metal shop with a 35x30 overhang accommodates RV storage or equipment. Functional cattle pens support livestock handling, and the property has perimeter and cross fencing to enable rotational grazing.

**Land & Water:** The ranch is approximately 70% open pasture and 30% native brush. Two ponds and 270± feet of wet-weather creek add valuable water sources. These elements along with natural cover create habitat for Whitetail deer, dove, and turkey, offering seasonal hunting or wildlife viewing opportunities. The ranch is currently under Ag Exemption.

**Remarks:** Lazy Meadow Ranchette combines practical improvements, accessible location, and usable land into a well-rounded Central Texas offering. Whether for agricultural use, recreational retreat, or rural living, this property supports a wide range of ownership goals.

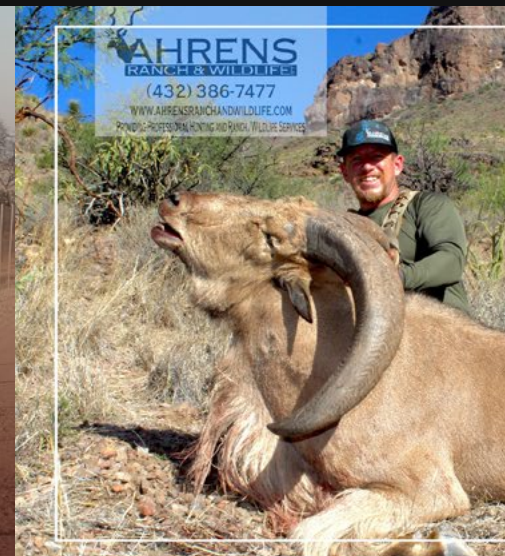


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