

MIDWEST LAND GROUP PRESENTS



**153.7 ACRES
BROWN COUNTY, TX**

1475 Highway 183 N, May, Texas 76857



MIDWEST LAND GROUP IS HONORED TO PRESENT

AMAZING TURN-KEY 153.742 ACRE HUNTING AND CATTLE RANCH IN BROWN COUNTY, TX

Discover the perfect blend of rugged Texas beauty and first-class improvements on this exceptional 153.742-acre property in the heart of Brown County. Ideally suited as a private hunting retreat, working ranch, or weekend getaway, this turn-key estate offers everything needed to enjoy the best of rural living from day one.

At the main entrance of the property sits a beautifully appointed 2-bedroom, 2-bath cabin, thoughtfully designed for comfort and relaxation. Whether you're unwinding after a day in the field or hosting family and friends, the cabin provides a warm and inviting home base with scenic views in every direction.

This property is truly ready for serious outdoorsmen and ranchers alike. Multiple strategically placed deer blinds and wildlife feeders create excellent hunting opportunities for whitetail deer, turkey, and other native game. A well-maintained stock tank and two wet-weather creeks provide valuable water sources for livestock and wildlife, enhancing the land's natural appeal.

For the working rancher, the improvements are second to none. A 30'x40' barn with corrals, sturdy cattle water troughs, and premium barbed-wire fencing makes

livestock operations efficient and secure. The ranch features premium swing gates and heavy-duty cattle guards, ensuring easy access and smooth movement throughout the property.

Approximately 22 cultivated acres are cross-fenced, offering excellent grazing, hay production, or food plot potential. The remainder of the land is a beautiful mix of native terrain, highlighted by old-growth hardwoods, mature oaks, cedar, and mesquite trees that provide exceptional cover and habitat.

Rolling topography and beautiful long-range views give this ranch a classic Texas Hill Country feel. With direct access from both Highway 183 and FM Road 2273, the property is convenient to reach yet private and secluded once inside the gates.

Whether you're seeking a fully equipped hunting property, a productive cattle ranch, or a peaceful country escape, this rare offering checks every box. Opportunities like this in Brown County don't come along often—schedule your private showing today and experience it for yourself.



PROPERTY FEATURES

COUNTY: **BROWN** | STATE: **TEXAS** | ACRES: **153.7**

- Premium 1,320 square foot 2-bed 2-bath Ulrich-built cabin
- 30'x40' barn/workshop with power roll-up doors, water, and electricity
- Wells maintained cattle corrals, feed lot, squeeze chute, and automatic filling water troughs
- Premium and fresh 7 strand barb wire for perimeter fencing
- Premium and fresh 6 strand barb wire for interior and cross fencing
- Awesome swing gates and cattle guards for all interior road access and cross sections
- Large stock tank & 2 wet weather creeks on the property
- 5 box blinds and 4 wildlife feeders already strategically set up
- 2 working water wells with insulated well houses
- 2 separate power supplies to the property
- Amazing views of surrounding table top hills and the creeks on the property
- Old growth live oak trees and other hardwood stands throughout the property
- 22 cultivated and cross-fenced acres that produce approximately 75 bales per year



2-BED 2-BATH ULRICH-BUILT CABIN



SWING GATES AND CATTLE GUARDS

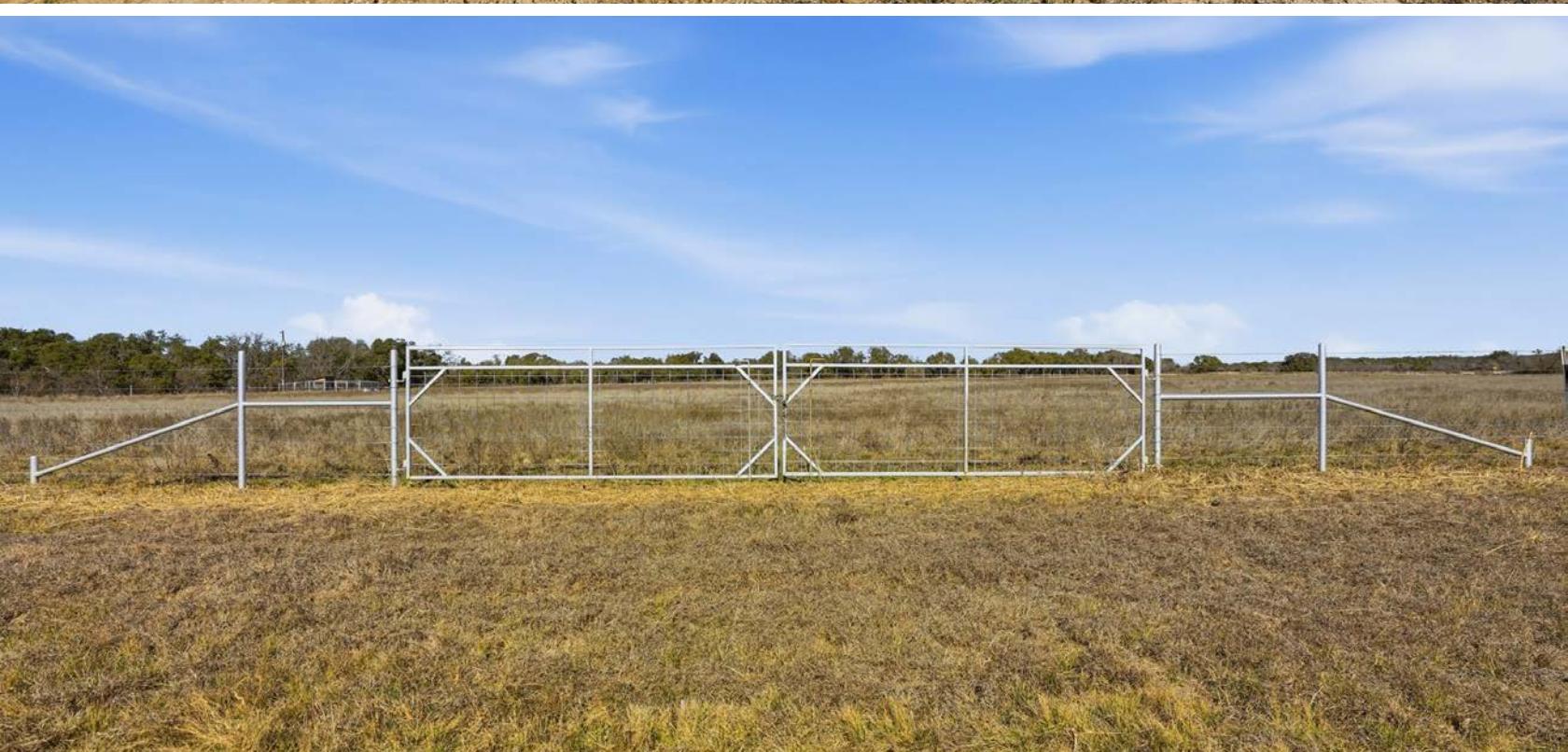


30'X40' BARN/WORKSHOP



CATTLE CORRALS + PREMIUM FENCING

A 30'x40' barn with corrals, sturdy cattle water troughs, and premium barbed-wire fencing makes livestock operations efficient and secure.



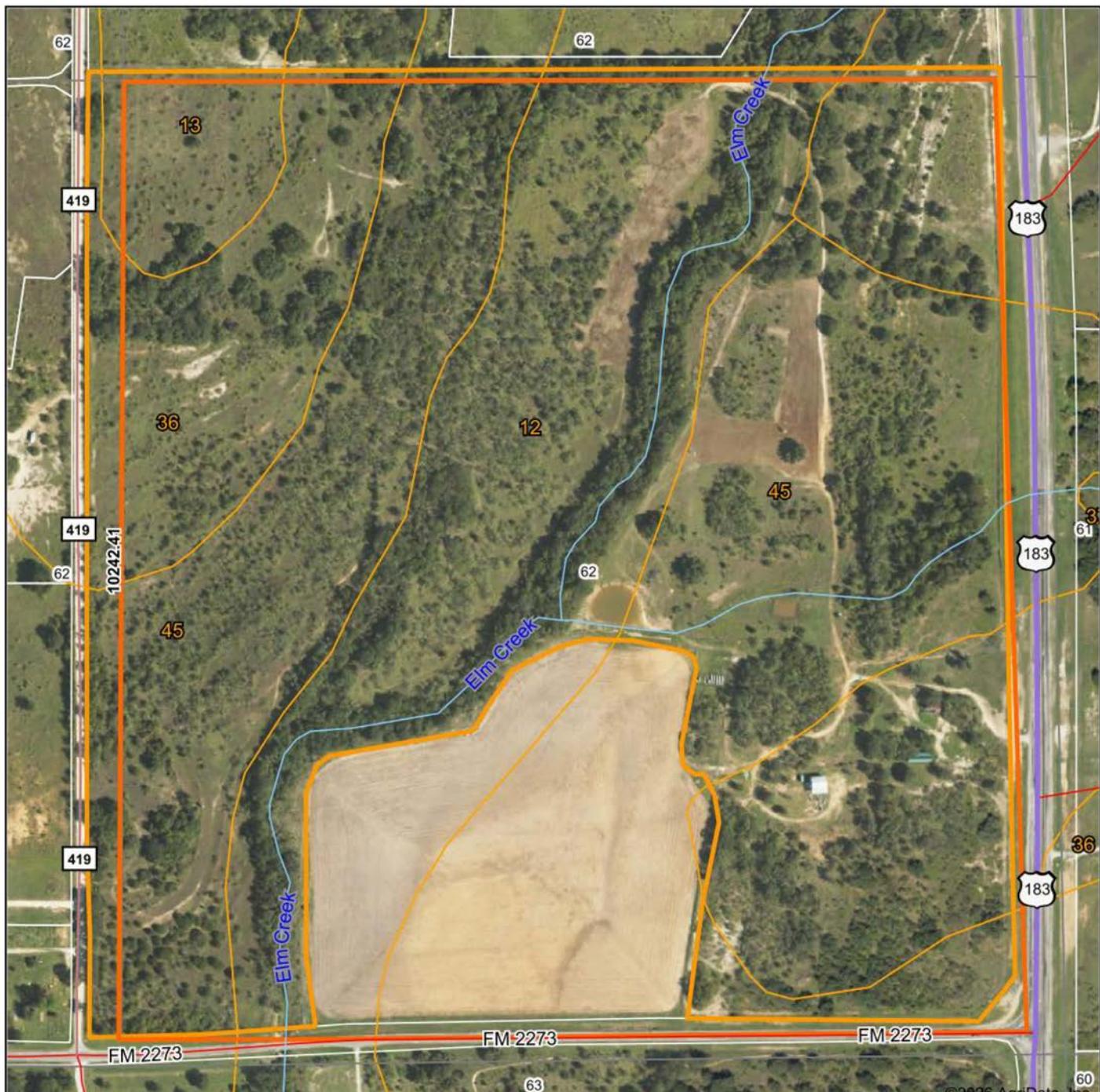
5 BOX BLINDS AND 4 WILDLIFE FEEDERS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 31° 54' 59.71, -98° 55' 23.6

0ft 434ft 868ft

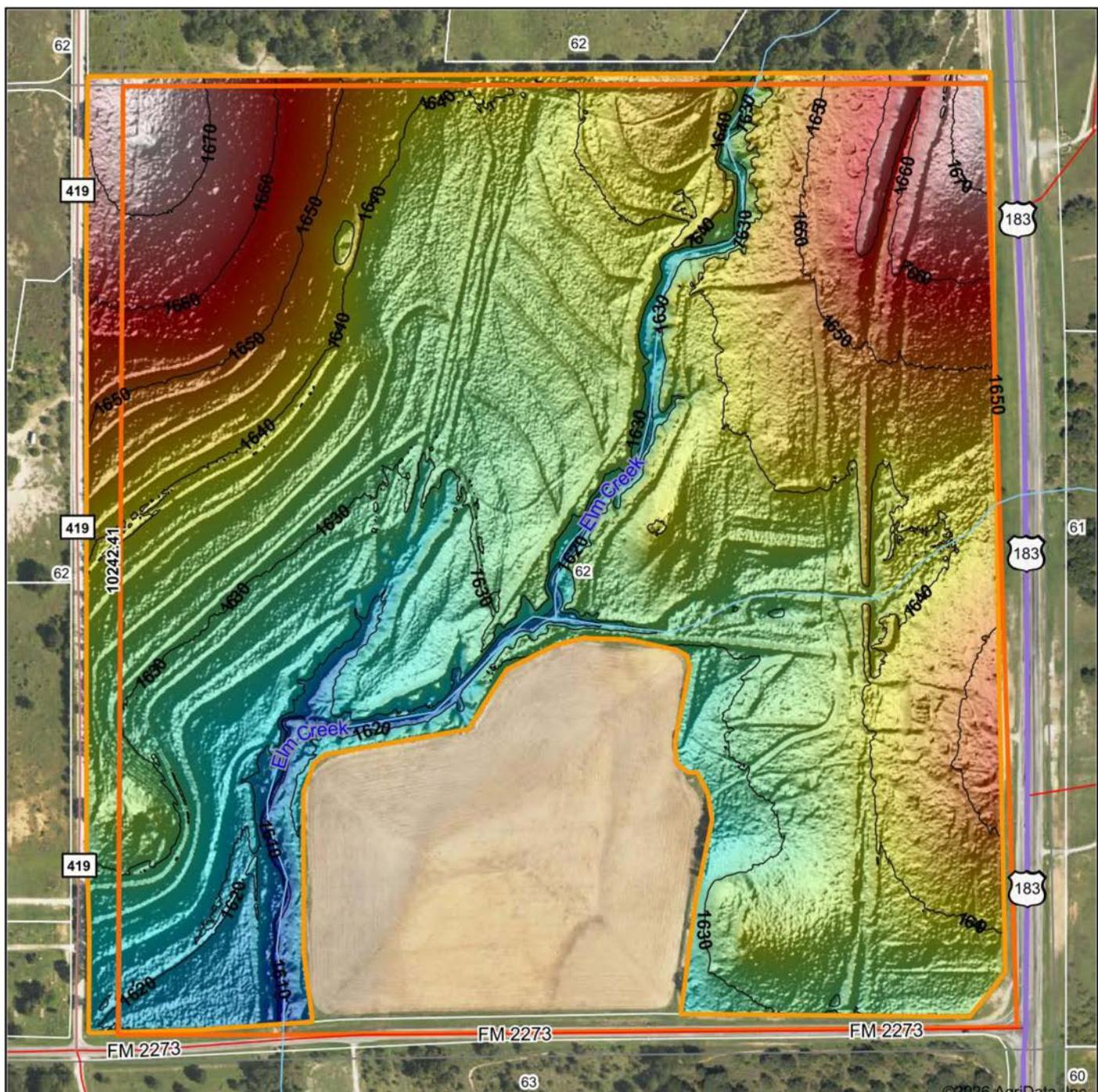


Brown County
Texas



1/13/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
www.AgnDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

0ft 437ft 874ft

Interval(ft): 10

Min: 1,604.9

Max: 1,676.1

Range: 71.2

Average: 1,639.0

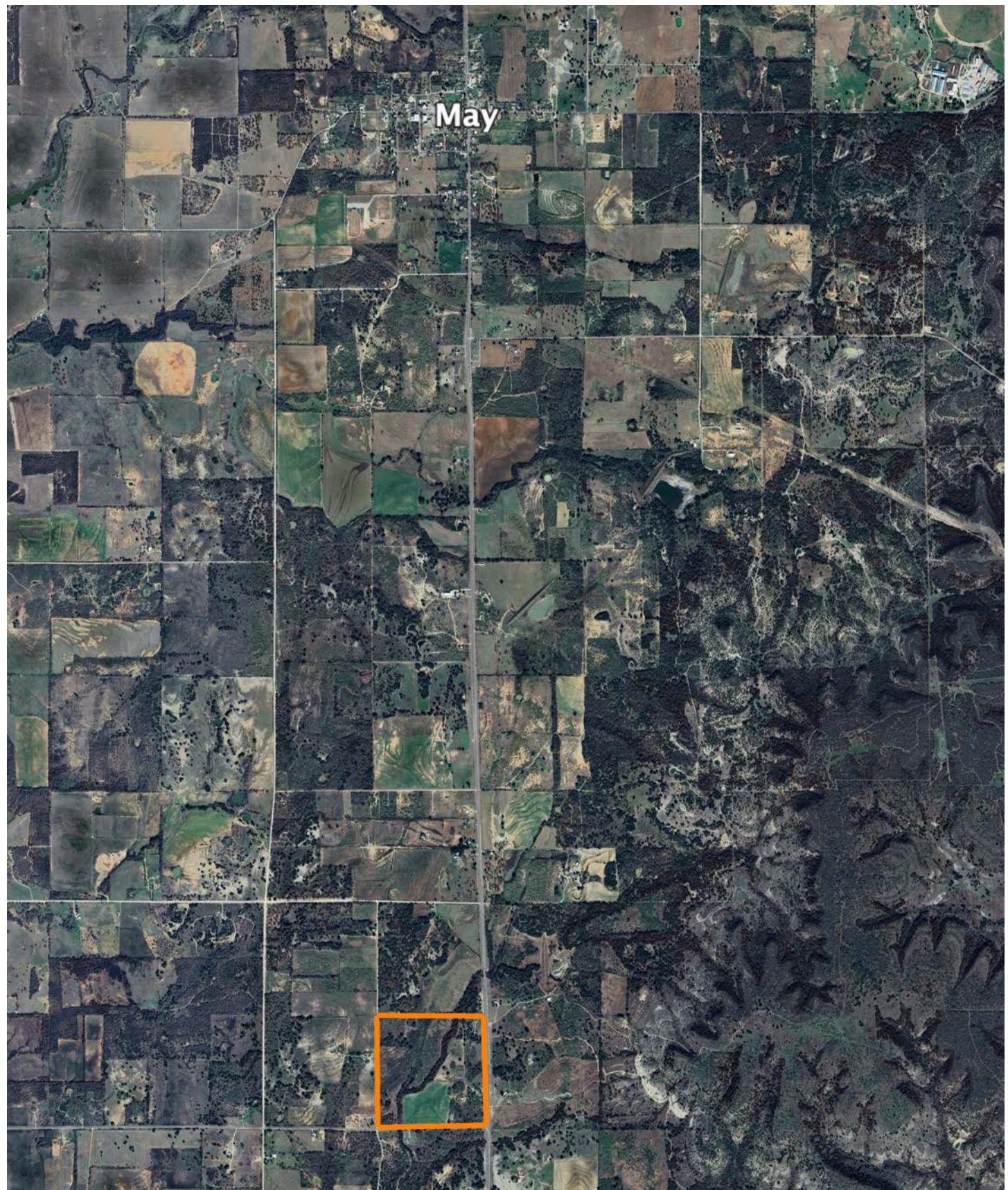
Standard Deviation: 12.53 ft



Brown County
Texas

1/13/2026 Boundary Center: 31° 54' 59.71", -98° 55' 23.6"

OVERVIEW MAP



AGENT CONTACT

Dan Wells has spent his life chasing bass, bowhunting big game, and working the ground, and now helps others do the same. Based in Godley, Texas, Dan brings a lifetime of outdoor experience and hands-on land knowledge to every client he serves. From whitetail habitat and pond management to food plots, fencing, and dirt work, he understands what makes a property functional, huntable, and full of potential.

Dan grew up around his grandfather's small farm, where he first learned the value of stewardship, freedom, and hard work. That early foundation stuck, guiding him through a career as a business owner and entrepreneur with a sharp focus on service and relationships. He's built a reputation as someone who's easy to talk to, quick to follow through, and serious about helping people reach their goals.

Clients count on Dan for practical insight, honest guidance, and a steady hand — whether they're buying their first piece of land or ready to sell something they've spent years shaping. He proudly serves North Central and Central Texas with the kind of grit and gratitude that only comes from a life spent outdoors.



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