



Hilltop Ranch

2050 W. 17th Street Brady, TX

417 Acres | \$2,699,950



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John Melnar

Broker

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PROPERTY DESCRIPTION

A spectacular hunting property that also has development potential, located just outside of Brady. This property has nearly a mile of paved frontage on Fm 2028, a city of Brady waterline running along the frontage with 4 additional taps reserved, and electricity in multiple areas providing numerous options for subdivision. The eastern side of the ranch has a ridgeline that provides a scenic view of Brady and the surrounding area. The land is rich with Live Oaks and offers a well-balanced mix of dense cover and open areas, ideal for Whitetail and Axis deer. Come make this place your own escape or take advantage of the investment/development opportunities.

The 417 acres have very typical habitat for this portion of the Edwards Plateau with 110' of elevation change ranging from 1690' to 1810'. It has a combination of dense closed canopy oak-juniper woodlands and savannah-like areas with more grass cover. On the eastern side there is a high ridge line that provides a great view of the city and surrounding area. Below this ridgeline is an approximately .5-acre pond that holds good water despite the severe drought conditions. A second pond in the north section of the property is over one acre when full. Both ponds are wildlife magnets.

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TREES

Live Oak
Post Oak
Mesquite
Hackberry
Ashe Juniper
Cedar Elm

SHRUB & FORB

Vine Ephedra,
Catclaw Acacia, Texas
Persimmon, Buckley's
Yucca, Whitebrush,
Elbowbush,
Lotebush, Tasajillo,
Prickly Pear, Green
Briar, Broomweed,
and Agarita

WILDLIFE

Whitetail deer
Axis Deer
Rio Grande Turkey
Dove
Feral Hogs

GRASSES

Texas Wintergrass
Little Bluestem
Yellow Indian Grass
Threeawn
KR Bluestem

WATER

City of Brady has
a water pipeline
running inside the
frontage with capacity
for 4 extra taps

UTILITIES

Electric lines run
along the frontage
and a second line
runs across the
property in a general
north to south
direction.

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SCAN HERE TO VIEW MORE OF
HILLTOP RANCH

LOCATION

McCulloch County

1.8 miles from the intersection of Hwy 87 and FM 2028 in Brady, 80 miles to San Angelo, 130 miles to Austin, 140 miles to San Antonio, 200 miles to Ft. Worth and Midland

DIRECTIONS

From the intersection of Hwy 87 and FM 2028 (W 17th St) head west on FM 2028 for 1.8 miles, property will be on the right.

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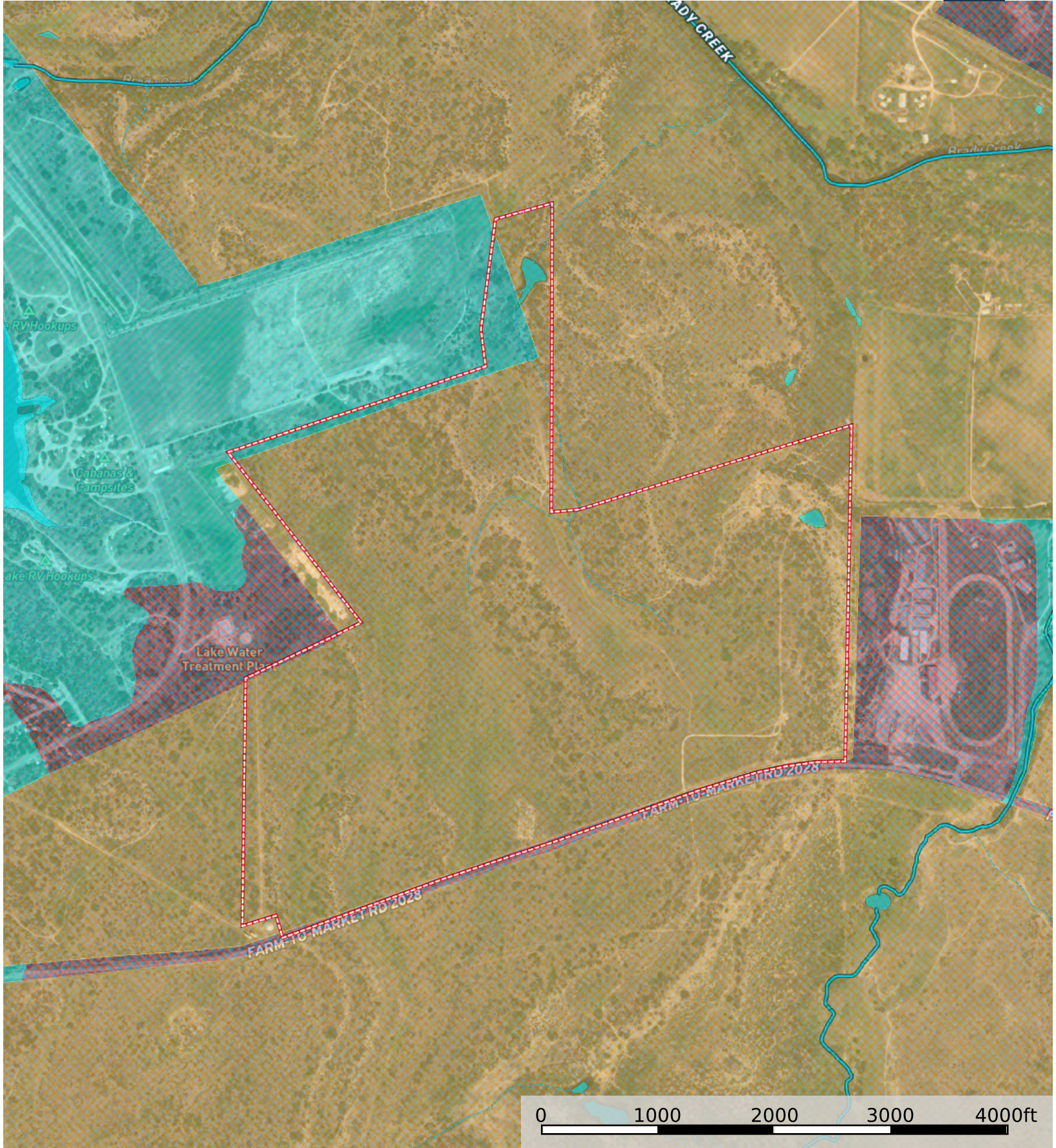




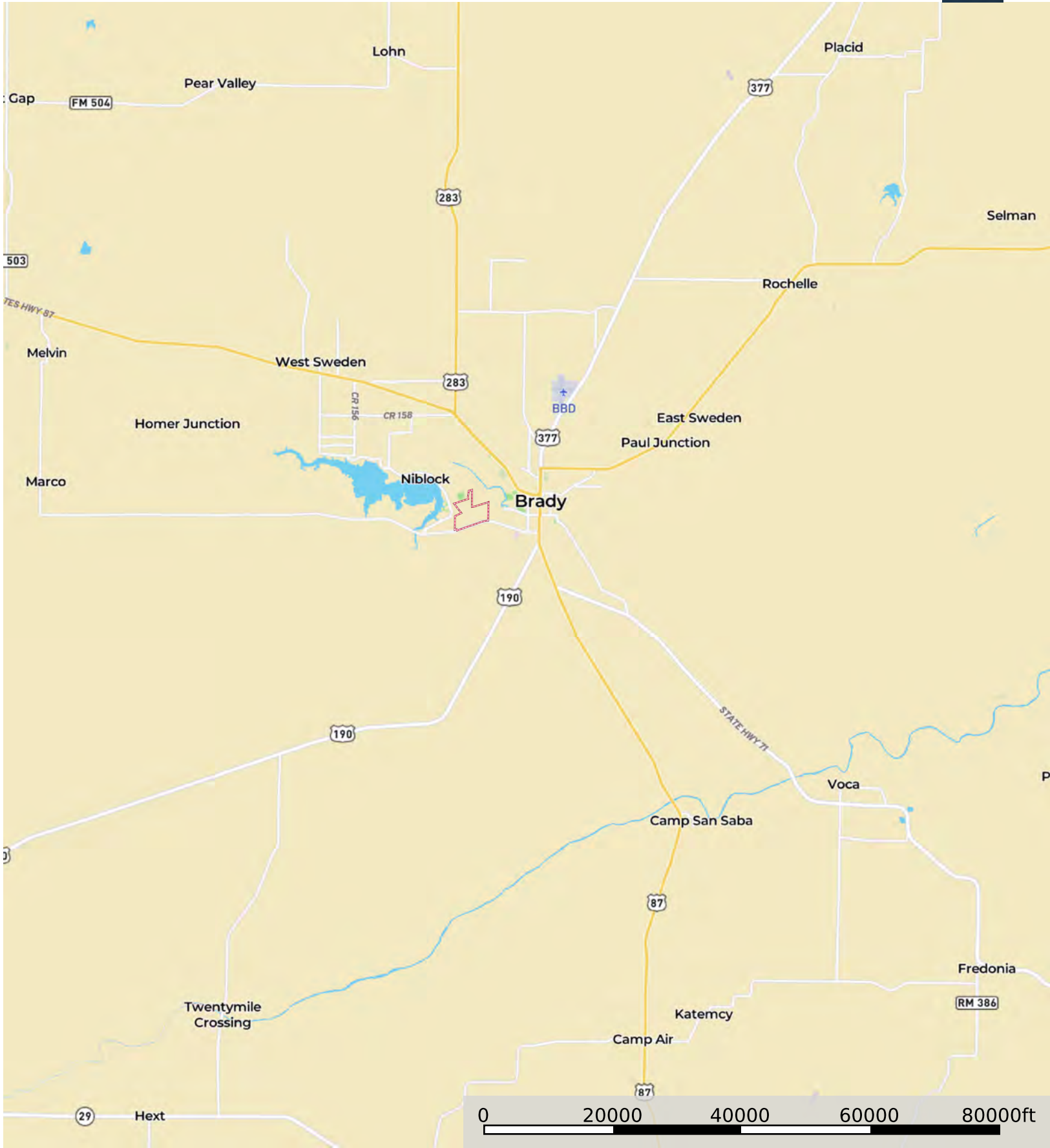
 Boundary



Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



Boundary