



Little Brady Ranch

Tract 3 TBD CR 424, Rochelle, TX
24 Acres | \$276,000



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Dustin Preston

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Property Description

This 24-acre tract has been thoughtfully designed to balance functionality and natural beauty. The front field has been cleared of mesquite to allow the Klein grass to thrive, while the middle field retains partial cover for structure and additional grazing. The back field remains untouched, providing a natural sanctuary for wildlife. A diverse mix of hardwoods and native trees, post oak, live oak, and cedar elm, complements scattered clearings ideal for grazing, food plots, or homesites, while wooded portions offer privacy and shade. Little Brady Creek runs north to south through the property, feeding a large pond surrounded by centuries-old live oaks. With over 400 feet of frontage and a new entrance along well-maintained CR 424, plus sandy loam soils suited for grazing or hay production, this property offers a balanced blend of open pasture, timber, and seasonal creek bottom perfect for agricultural, recreational, or residential use.

Little Brady Ranch is perimeter fenced on three sides- owner is willing to split fencing costs (offer dependent).

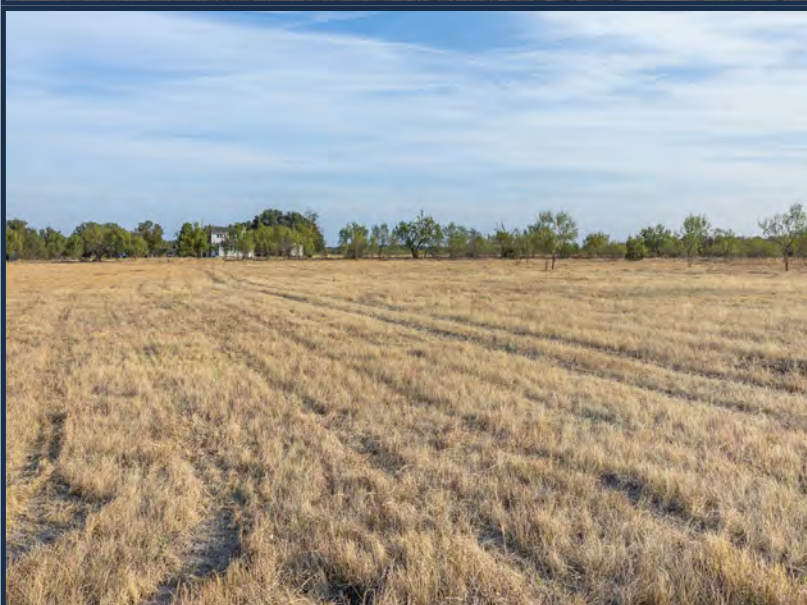
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Location

McCulloch County

10 miles to Brady, 26 miles to San Saba, 67 miles to Lampasas,
130 miles to Austin-Bergstrom International Airport(2 Hours)

Directions

From Brady, travel east for approximately 10 miles. Turn right onto CR 424 and drive for about 0.5 miles, gate will be on your right.

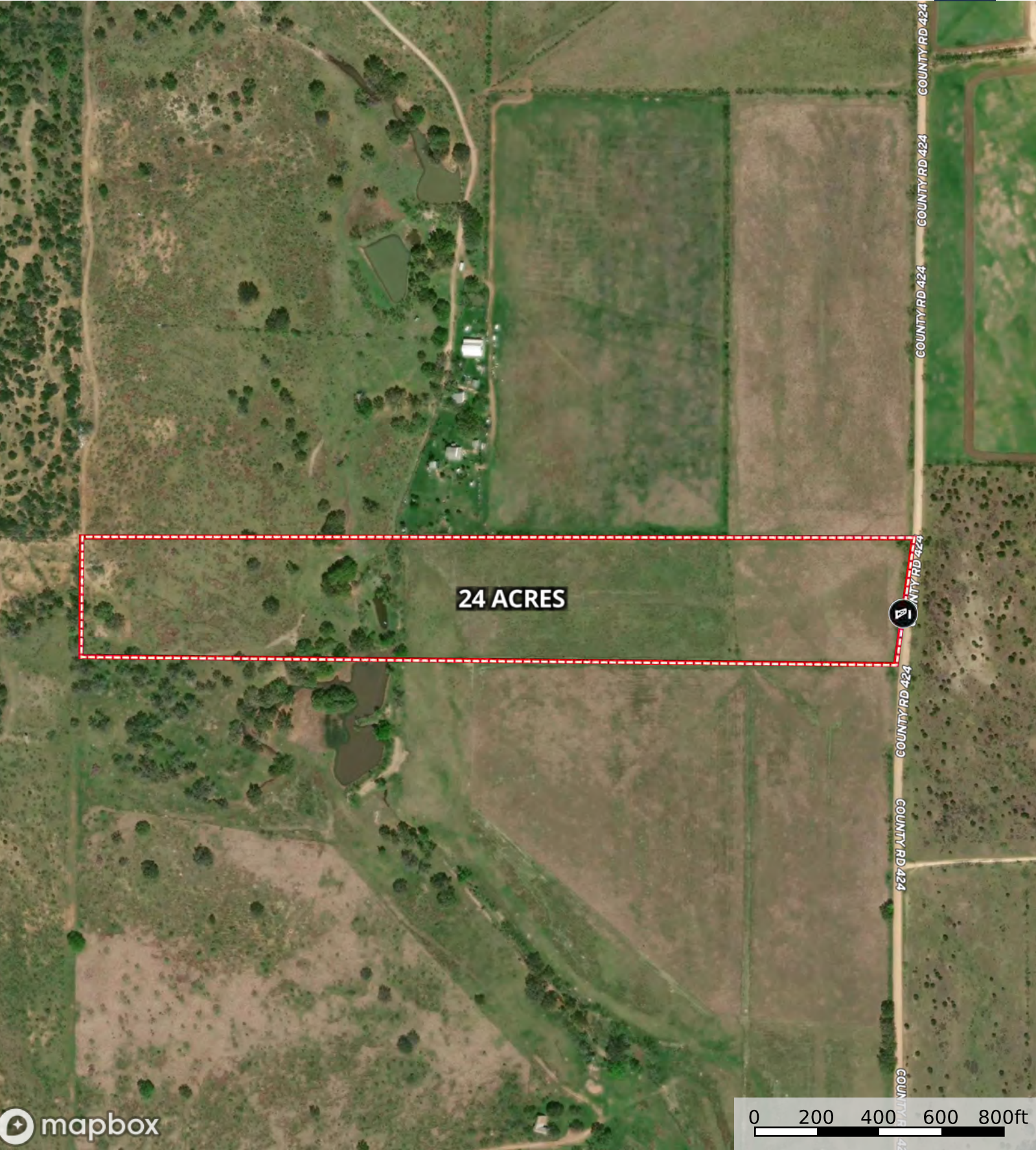


Scan here to see more of
Tract 3 Little Brady Ranch

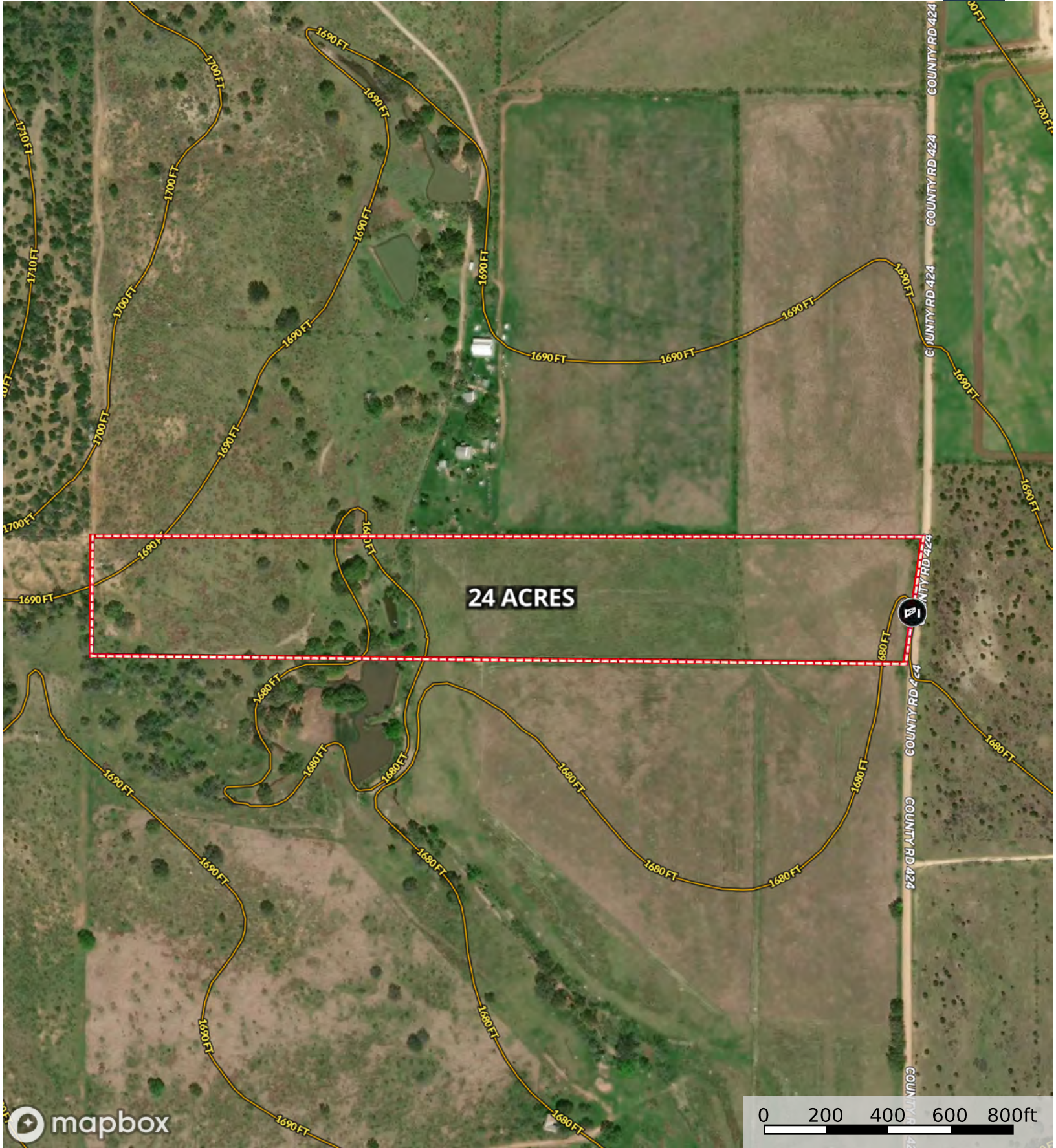
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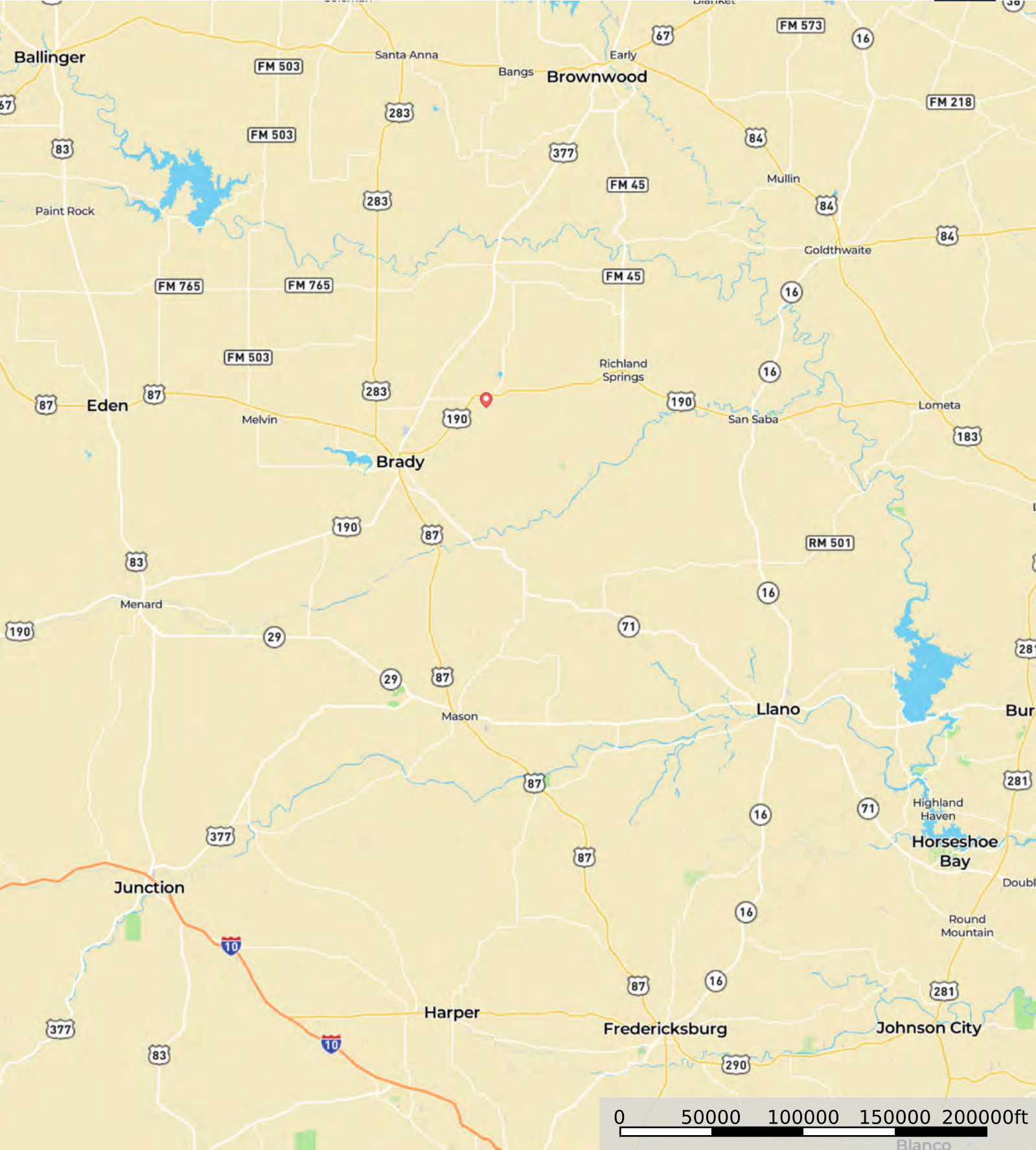


Gate Boundary Boundary



Gate Boundary Boundary

Tract 3- TBD CR 424, Rochelle, TX - 24 Acres
McCulloch County, Texas, 24 AC +/-



Marker Boundary Boundary