

FOR SALE

133 Acres in Calf Creek, Texas

Historic farm and ranch property with two stock ponds.

\$790,000

133 +/- Acres

This farm and ranch property is located 15 miles southwest of Brady, Texas in the sparsely populated community of Calf Creek. Could very well be the site of a battle involving the Caddos and Lipan tribes, Jim Bowie, his brother, and others in 1831.

The tract features a 2100 plus square foot home with three bedrooms, two baths, and a large utility room. Additionally, there is a 1500 square foot, fully insulated, shop building with three roll up doors.

The home is of an open concept, sturdily built with old school lumber and long leaf pine floors in the kitchen and living areas. The utility room has washer and dryer hook ups, filtered and soft water features, plus the brilliant idea of an extra toilet! Ceiling fans are throughout the home as are vacuumed sealed, double paned windows and doors.

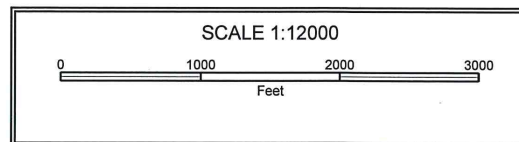
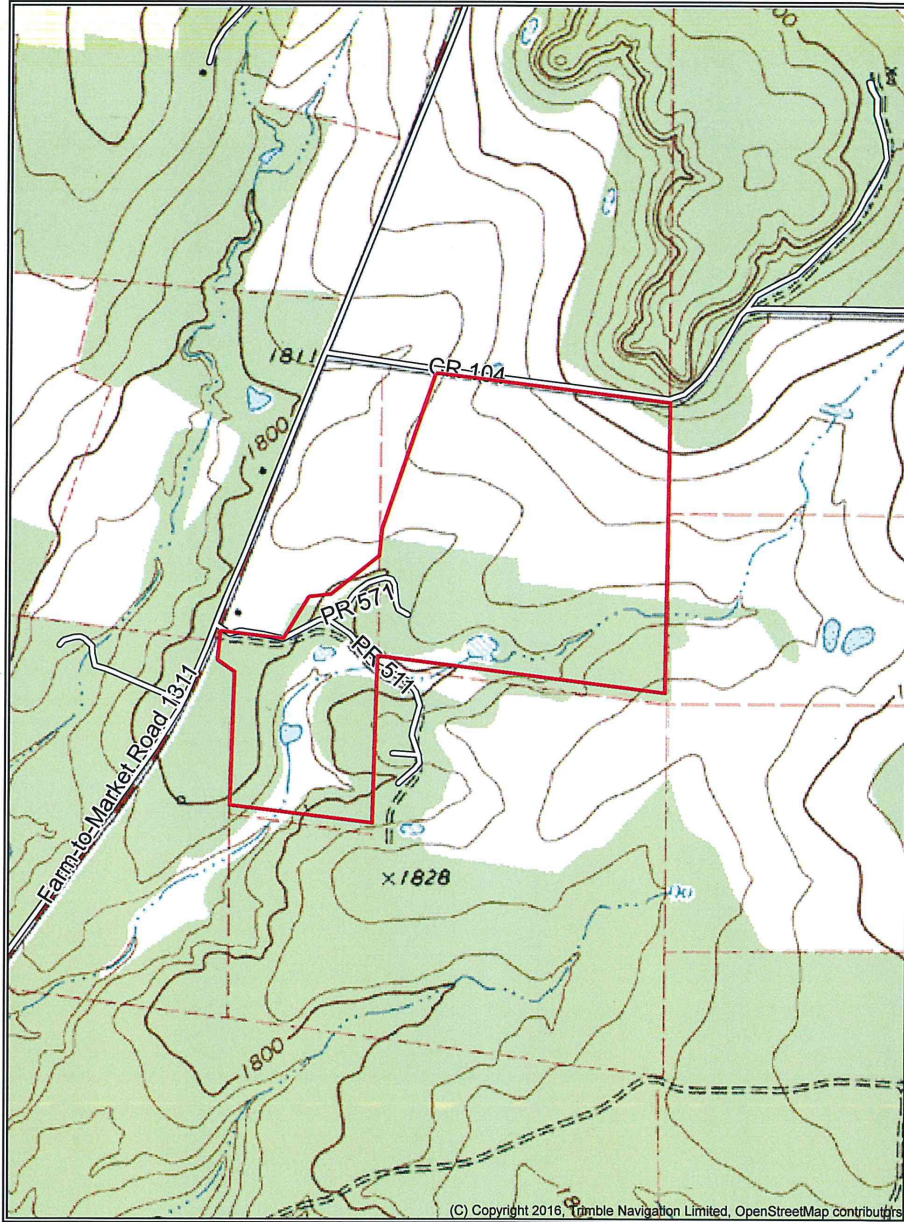
Rangeland features some old, cultivated areas in the distant past. Two stock ponds that hold well, mostly new fence, and a practical sized set of cattle working pens.

From the Austin metro area, a two-hour drive straight across U.S 29 and seven miles on F.M. 1311 and you are there. This is big sky country. Light pollution is almost non-existent, so expect to see the stars as you have not seen them before. Asking price is \$790,000.



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