

FOR SALE

680 Acres in Brady, Texas

Outstanding livestock, farming, and hunting property south of Brady Lake with easy road access.

\$2495 an acre.

680 +/- Acres

Outstanding livestock, farming, and hunting property south of Brady Lake with easy access from County Road 118. This place has approximately 203 acres of cultivation and 477 acres of rangeland consisting mainly of Mesquite cover, mixed brush, and scattered Live Oak trees.

Close proximity to Brady Lake offers excellent hunting of a large population of both Axis and Whitetail deer. Also, it is only a few minutes to easy boat ramp access to the lake's fishing and sporting opportunities.

Perimeter fencing is standard low, fixed knot type. It is of highest quality and in new to near new condition. There is also significant newer interior fencing around the cultivated areas. The height of the line post on the perimeter can already accommodate high fencing if desired.

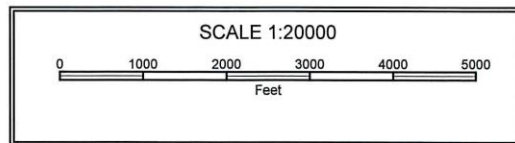
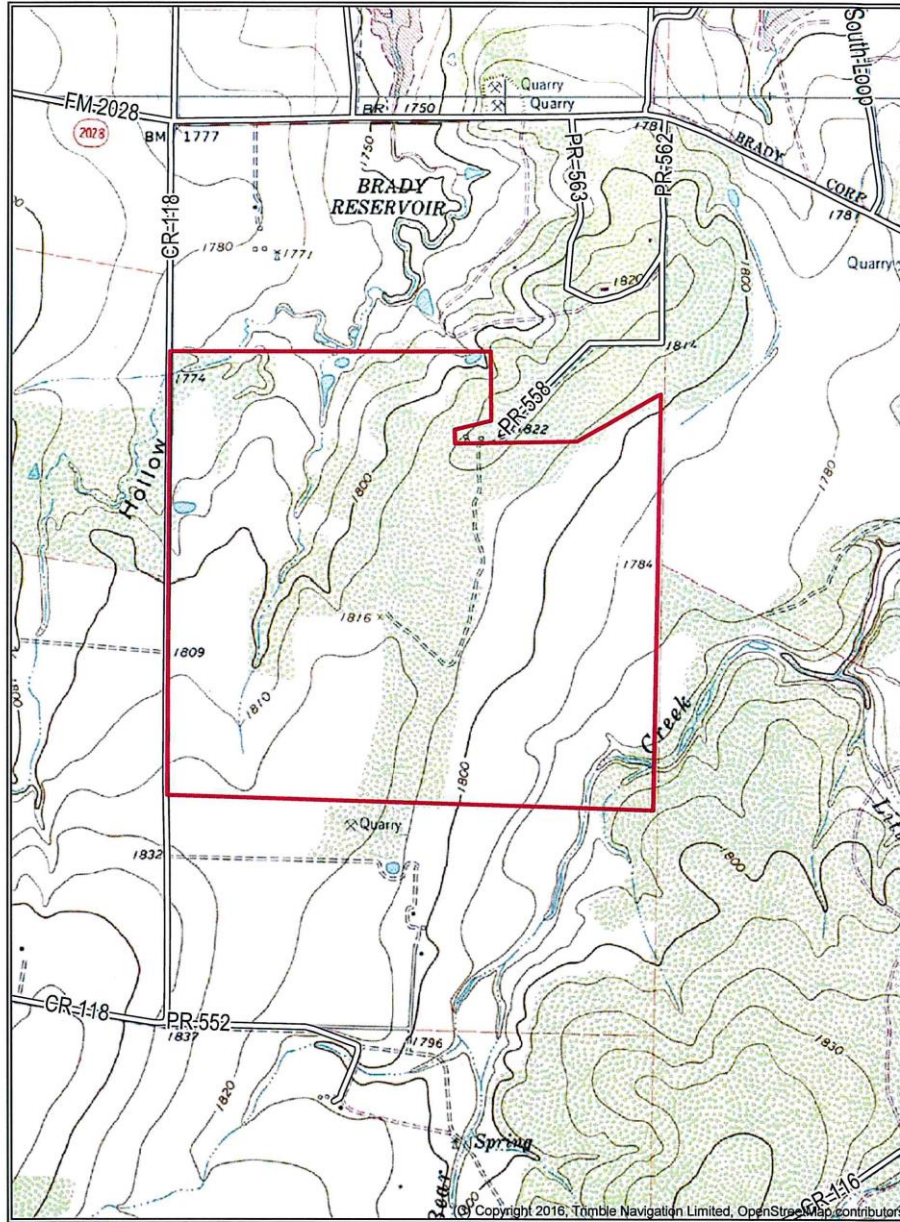
Currently, there are three stock ponds on the property. Bear creek also runs through the southeast corner of the ranch for approximately 1350 feet. One small water well is present and currently serves to provide livestock with drinking water.

All owned minerals will convey with the sale of the property plus nine game feeders, nine enclosed tower blinds, and a small semi-portable building.



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