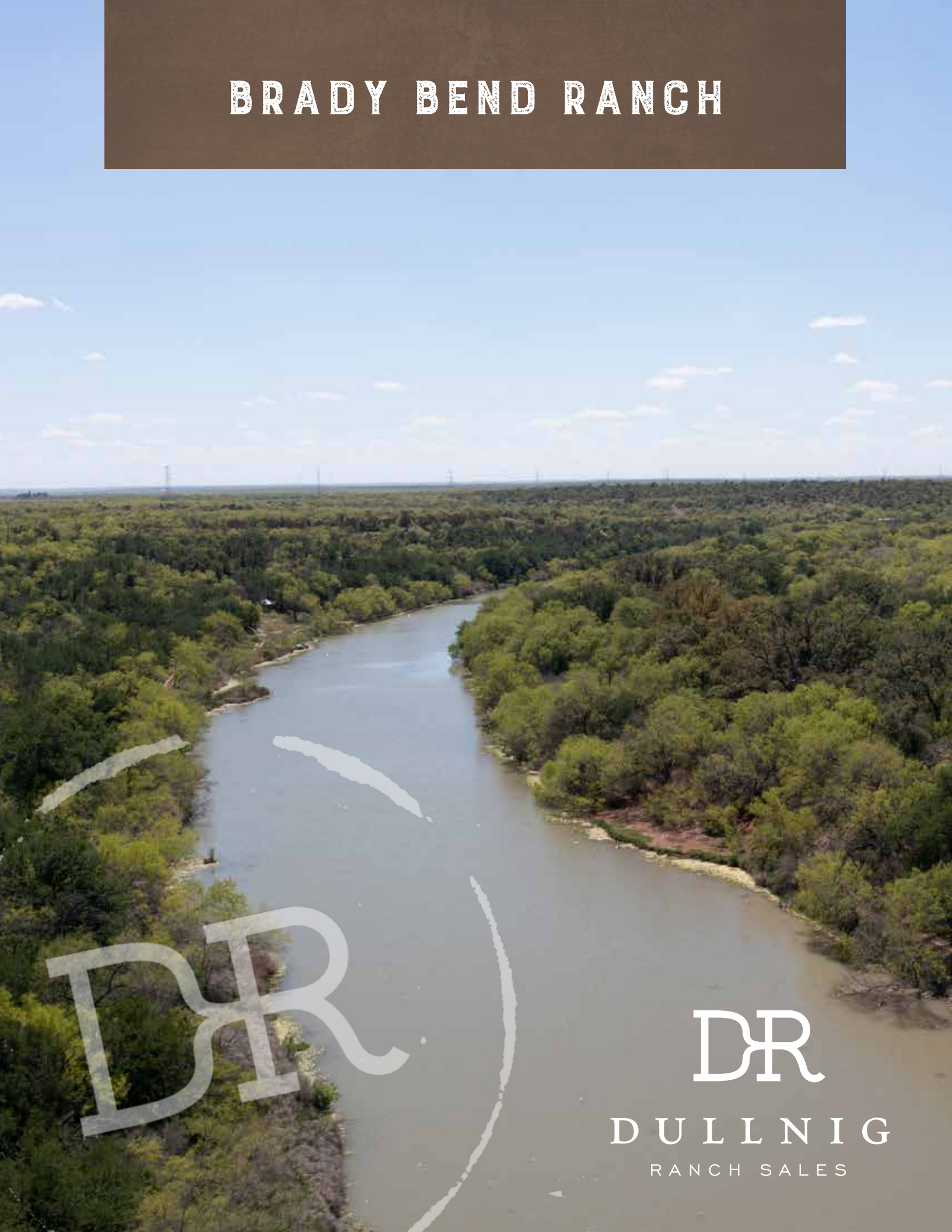


BRADY BEND RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The Brady Bend is an incredibly diverse mixed-use agricultural and recreational ranch that has been in the same family for 145 years. The ranch is located in SW Coleman County, and boasts approximately 3.36 miles of water frontage along the Colorado River. It is only 2.93 miles downriver from Lake O.H. Ivie, which has become renowned as one of the top trophy bass-fishing lakes in the nation. With its rich history, excellent hunting, world-class fishing, and established farming and cattle operations, this first-time offering represents an extraordinary opportunity to own one of the most unique and versatile ranches in Texas!

IMPROVEMENTS

With no improvements in place, but impressive live water, it provides a blank palette for your future improvements.

1,190± Acres

Coleman County



1,190± Acres
Coleman County



VEGETATION/TERRAIN

There is approximately 100ft of elevation change across the property with elevations ranging from 1,520 to 1,420 ft above sea level at the river. The historic farming operations were conducted in the southern and eastern parts of the ranch which are sandy soils and more gently graded. Historically it is the home to a large field of bluebonnets whose seeds have been harvested and planted across Texas.

WATER

The highlight of the ranch is the 3.36 miles of pristine river frontage which offers multiple easy access points to drop in kayaks/canoes along with several potential locations for a private boat ramp. With the river, three small stock ponds, and approximately 2.25 miles of creek that crosses the northern half of the property, livestock and wildlife never have to stress for a drink. According to well logs in the area, ground water can be found at a depth of 120-170ft.

1,190± Acres

Coleman County



***1,190± Acres
Coleman County***



WILDLIFE

The river is an attraction for an abundance of native wildlife including Whitetail Deer, Turkey, Quail, Dove, Ducks and other seasonal birds. Lake O.H. Ivie, located minutes away, has become a bucket list destination for bass fisherman. The biggest largemouth bass caught in the state of Texas in the past 30 years was recently caught in 2022, and multiple bass in the top 25 of all time have been caught on the lake. Recreational activities also include swimming and kayaking.

TAXES

\$644.52 Ag Exempt.

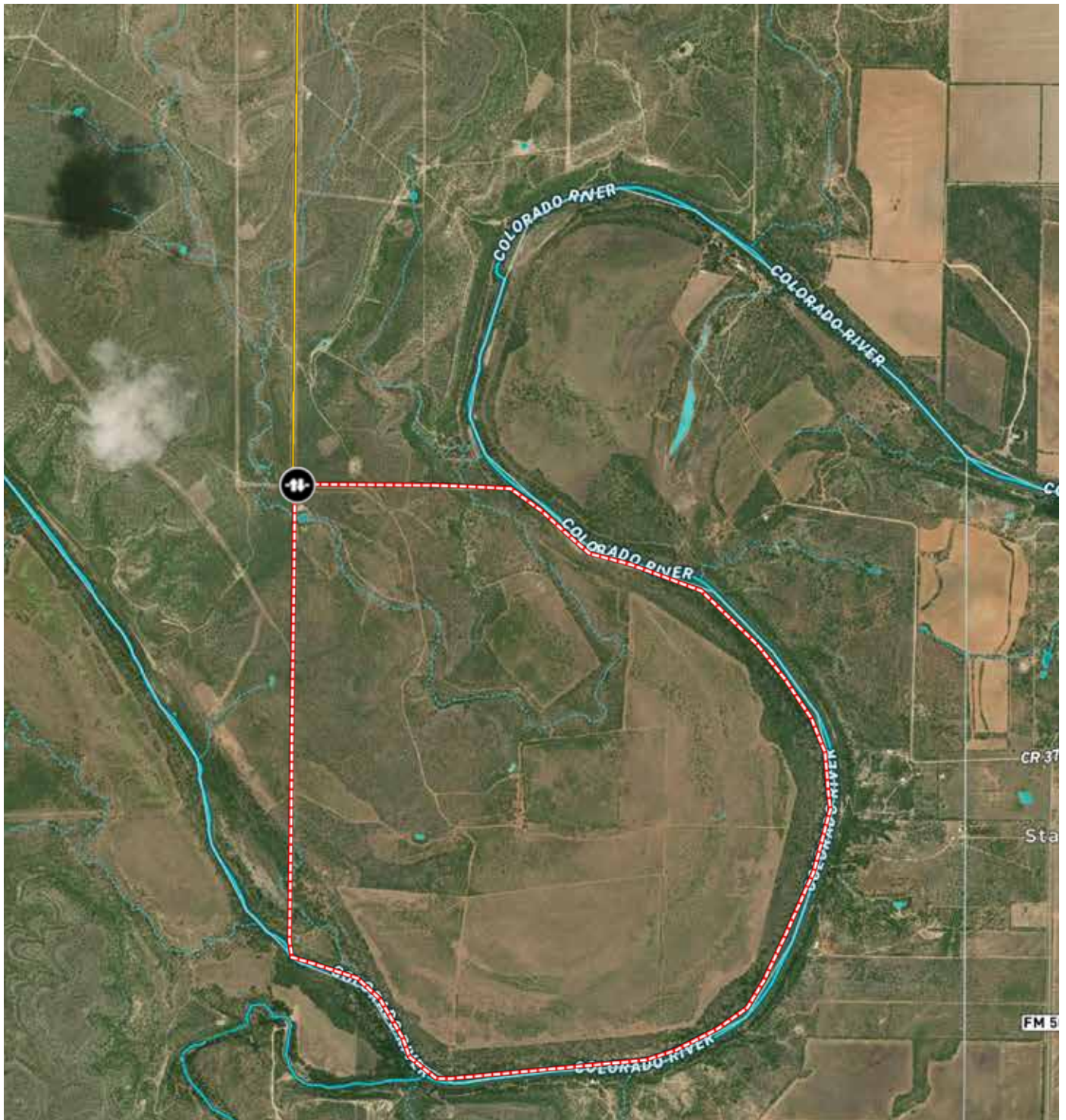
MINERALS

Surface sale only. No production on the ranch.

1,190± Acres
Coleman County

MAP LINK

[Click here to view map](#)



1,190± Acres
Coleman County



**1,190± ACRES COLEMAN COUNTY
30 COUNTY ROAD 318
VOSS, TX 76888**

Brady Bend Ranch is located in southern Coleman County just south of Lake O.H. Ivie. The ranch is accessed by owned right of way off County Road 318 and FM 1929. The Ranch entrance is 33± miles from Coleman, 50± miles from Brady, 57± miles from San Angelo, 188± miles from Fort Worth, 191± miles from San Antonio, 219± miles from Austin.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
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