



Hilltop Ranch

Tract 2 2050 W. 17th Street Brady, TX

257 Acres | \$1,927,500



Copyright 2025 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Broker

john@grandland.com

(512) 497-8284

PROPERTY DESCRIPTION

A spectacular hunting property located just outside of Brady. This property has approximately 2500' of paved frontage on Fm 2028, a city of Brady waterline running along the frontage with 2 additional taps reserved, and electricity in multiple areas. 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. Additional acreage available.

The 257 acres have very typical habitat for this portion of the Edwards Plateau with 110' of elevation change ranging from 1710' to 1810'. There is just under 2500' of paved road frontage on FM 2028 (W 17th St). It has a combination of dense closed canopy oak-juniper woodlands and savannah-like areas with more grass cover. A pond in the north section of the property is over one acre when full. Notable wildlife on the property includes Axis Deer, Whitetail Deer, Rio Grande Turkey, Doves, and feral hogs.

This tract will be taken out of a larger tract. The property has perimeter fencing except for the new proposed eastern boundary. The existing fencing is a combination of netwire and barbwire.

Copyright 2025 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Broker

john@grandland.com

(512) 497-8284



Hilltop Ranch | Brady, TX

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 2 extra taps

UTILITIES

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

Copyright 2025 Grand Land Realty, LLC
The material contained in this document is
based in part upon information furnished to
Grand Land Realty, LLC. by sources deemed
to be reliable. The information is believed to
be accurate in all material respects, but no
representation or warranty, expressed, or
implied, as to list accuracy or completeness
is made by any party. Recipients should
conduct their own investigation and analysis
of the information described herein.



John Melnar

Broker

john@grandland.com

(512) 497-8284



SCAN HERE TO VIEW MORE OF
HILLTOP RANCH TRACT 2

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.

Copyright 2025 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar


Broker

john@grandland.com

(512) 497-8284



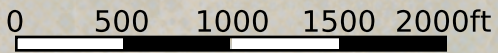
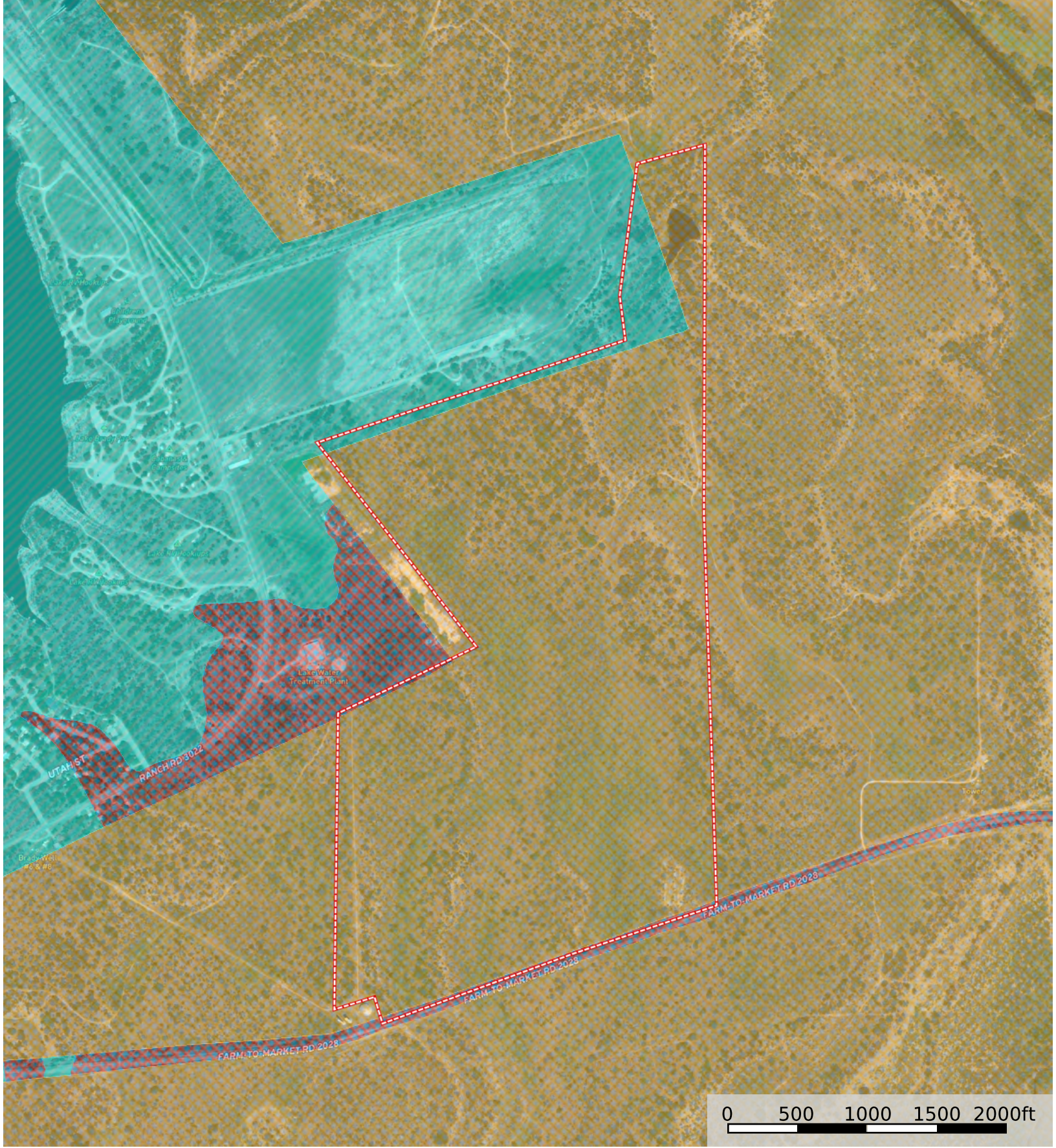


 Boundary



 Boundary





-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included

2050 W 17TH ST Brady, TX 76825- Tract 2
McCulloch County, Texas, 257 AC +/-

