



# *Hilltop Ranch*

2050 W. 17th Street Brady, TX

417 Acres | \$2,699,950



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# PROPERTY DESCRIPTION

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A spectacular hunting property that also has development potential, located just outside of Brady. This property has nearly a mile of paved frontage on Fm 2028, a city of Brady waterline running along the frontage with 4 additional taps reserved, and electricity in multiple areas providing numerous options for subdivision. 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.

The 417 acres have very typical habitat for this portion of the Edwards Plateau with 110' of elevation change ranging from 1690' to 1810'. There is just under one mile 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. On the eastern side there is a high ridge line that provides a great view of the city and surrounding area. Below this ridgeline is an approximately .5-acre pond that holds good water despite the severe drought conditions. A second pond in the north section of the property is over one acre when full. Both ponds are wildlife magnets.

The property has perimeter fencing in good condition with netwire fencing along the road frontage and western boundary with typical barbwire fencing on the remainder.

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## *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

The city of Brady  
has a water pipeline  
running inside the  
frontage. 4 water taps  
already reserved.

### UTILITIES

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

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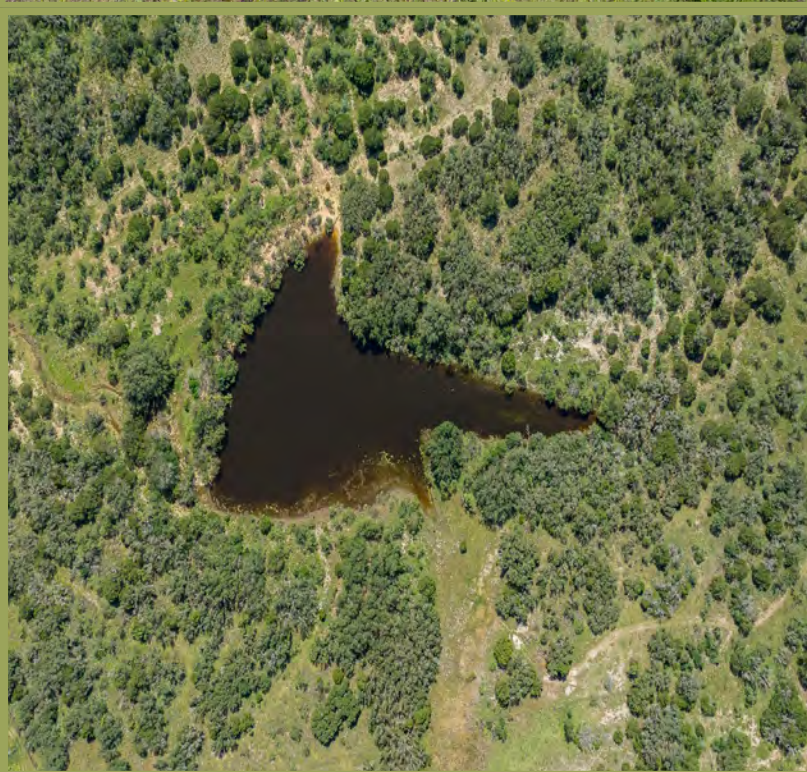


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SCAN HERE TO VIEW MORE OF  
HILLTOP RANCH

## LOCATION

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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

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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.

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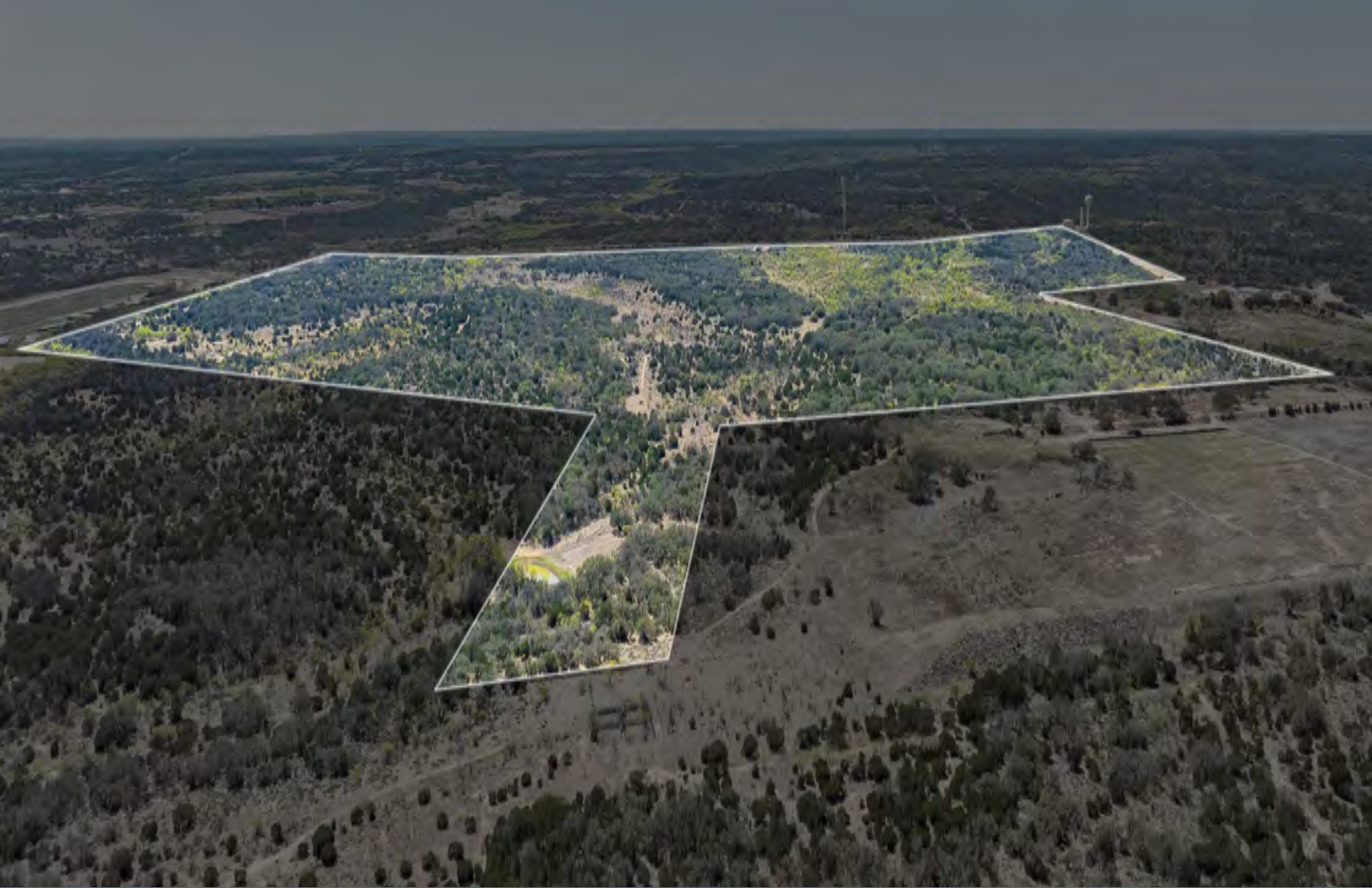


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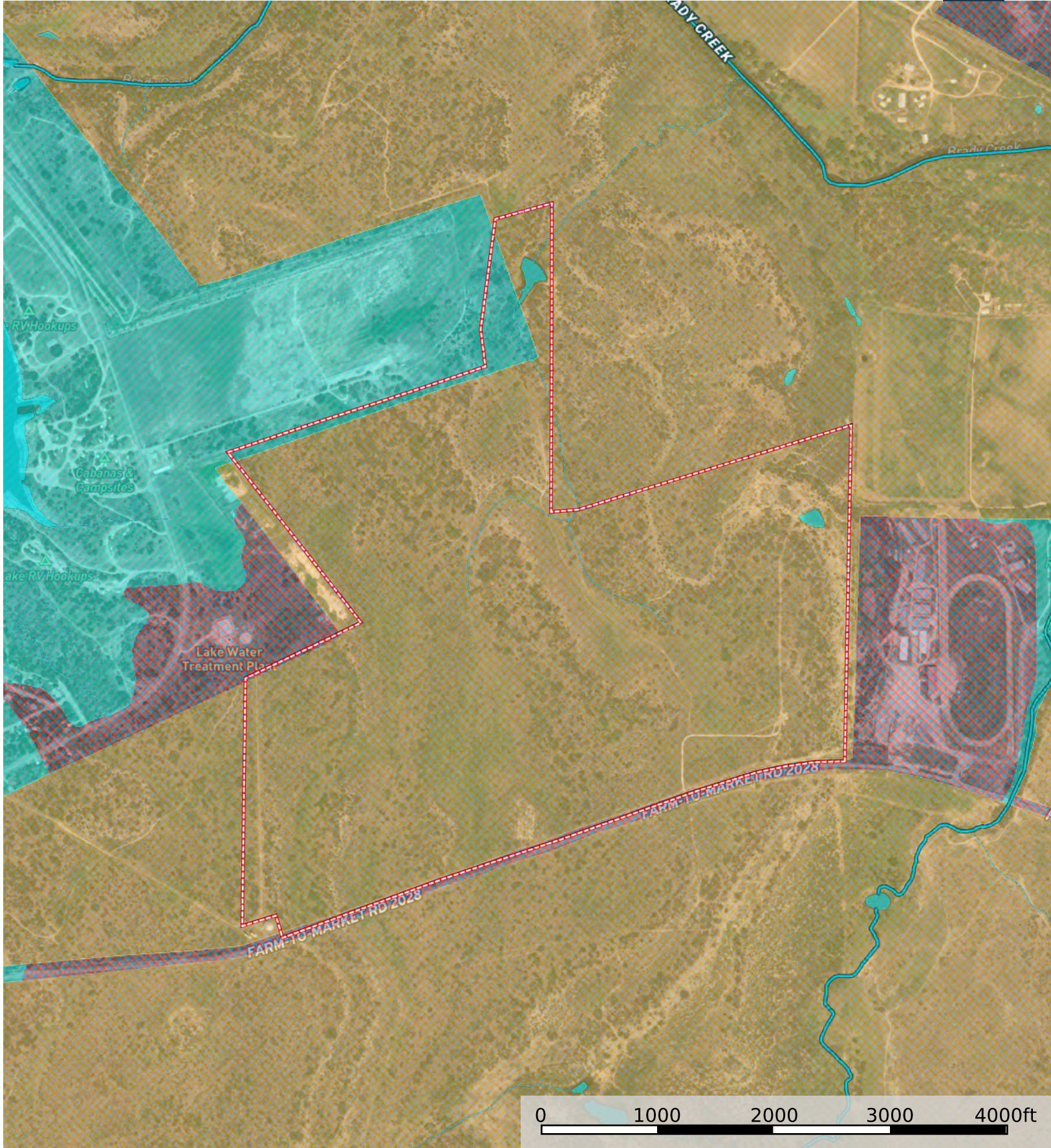




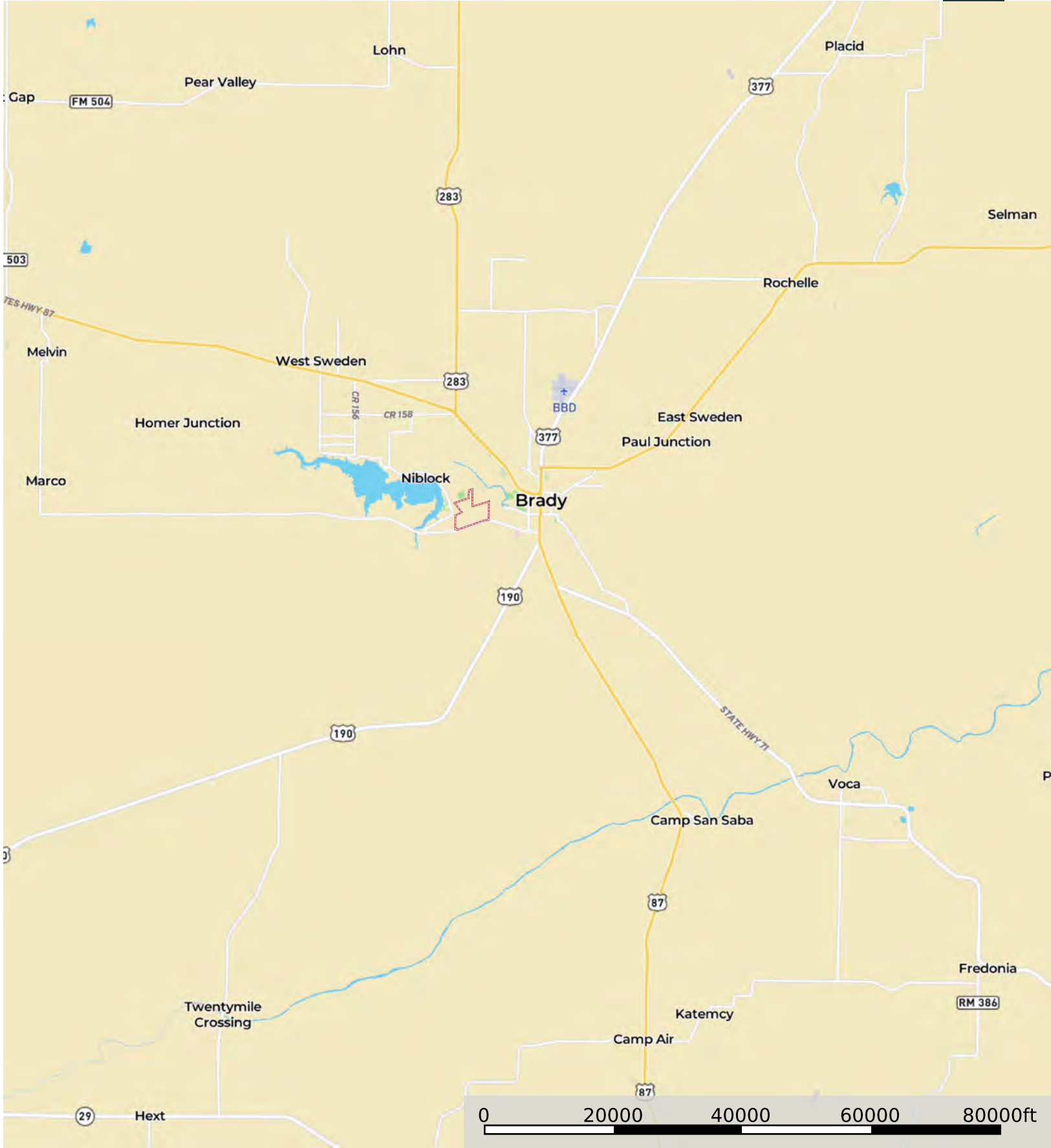
 Boundary



 Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



Boundary