



W2 Ranch

TBD W. 17th Street Brady, TX

425 Acres | \$2,125,000



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John Melnar

Broker

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PROPERTY DESCRIPTION

A spectacular hunting property located just outside of Brady. This property has approximately 4250' paved frontage on FM 2028, a city of Brady water meter, a reliable pond, and electricity running across the tract. The northwest corner of the ranch has a ridgeline that is loaded with Live Oaks and has long-range views of the area including Lake Brady. The land offers a well-balanced mix of dense cover and open areas including approximately 95 acres of former row crop fields. The property has a healthy population of Axis and Whitetail Deer.

The 425 acres is a combination of dense Oak-Mesquite woodland and approximately 95 acres of former crop land. Fallow fields offer substantial forb production and generate an edge effect that attracts various wildlife species. These fields could also be used for food plots. There is approximately 4250' of paved road frontage on FM 2028 (W 17th St) with three gates. In the northwest corner there is an approximately .5 acre pond with good water even in extreme drought. Nearby the pond is a ridgeline that is loaded with Live Oaks and has long-range views of the area including Lake Brady. While not on the property, Bear Creek runs adjacent to the eastern boundary and serves a natural wildlife travel corridor. The property has a very large neighbor to the south that is over 5,000 acres. .

The property has perimeter fencing in good condition with high fence along the highway frontage and net wire fencing on the remainder.

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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 with
a water meter on
the north side and
1.5" poly water
line running to the
southern boundary

UTILITIES

Electric lines run
across and along the
property in multiple
locations

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SCAN HERE TO VIEW MORE OF
W2 RANCH

LOCATION

McCulloch County

4.7 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 4.8 miles, property will be on the right

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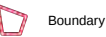
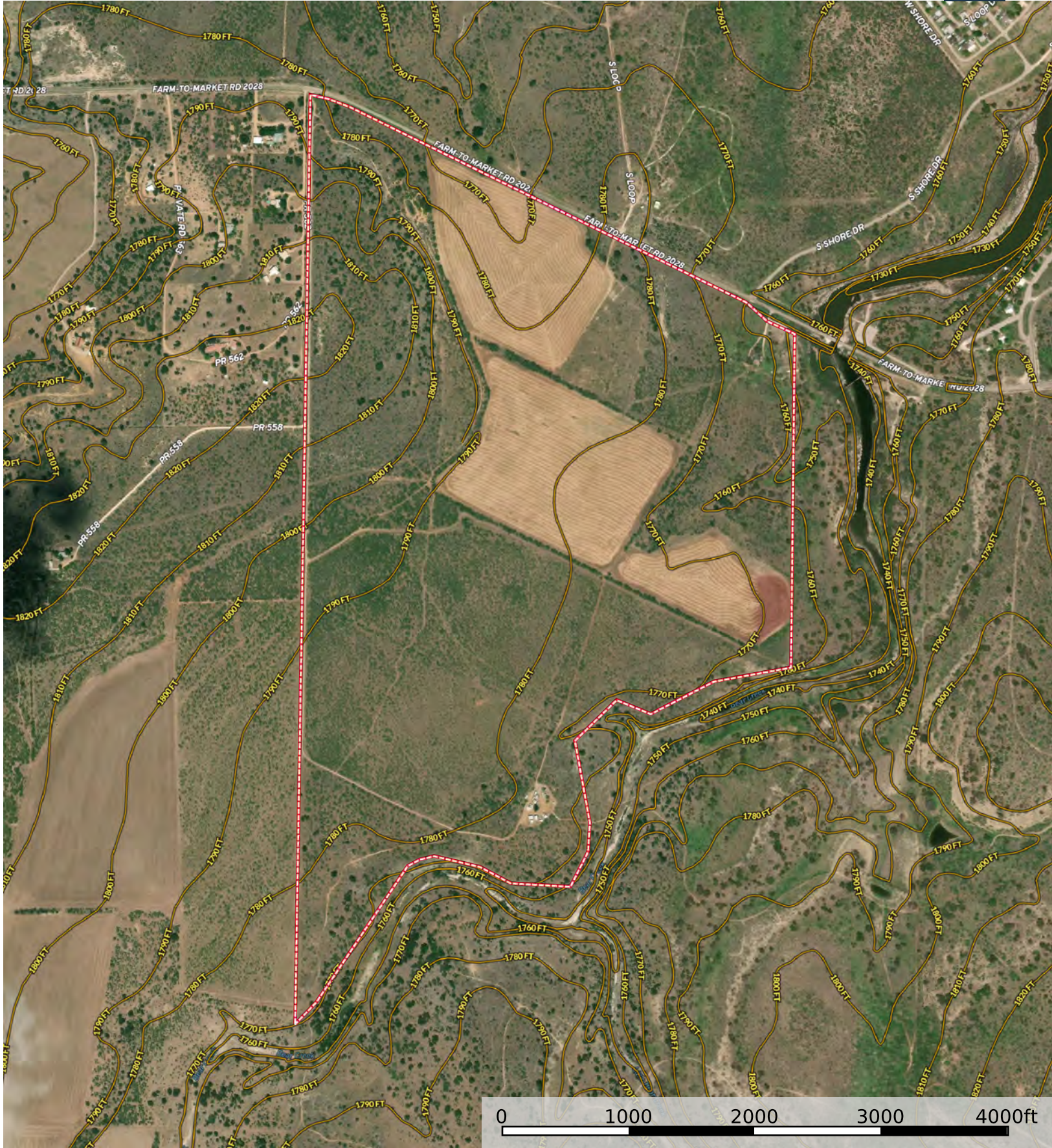
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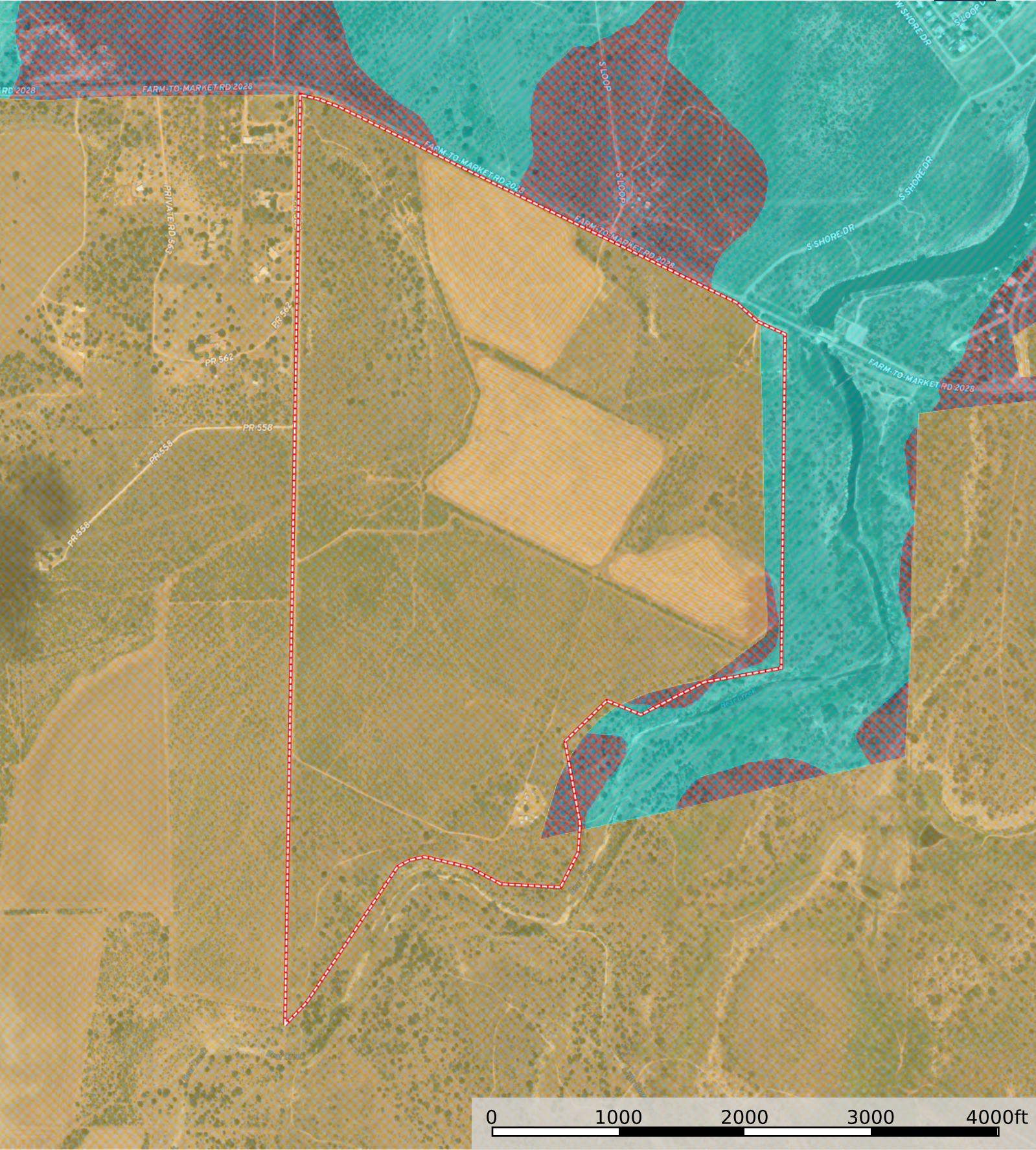
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Boundary

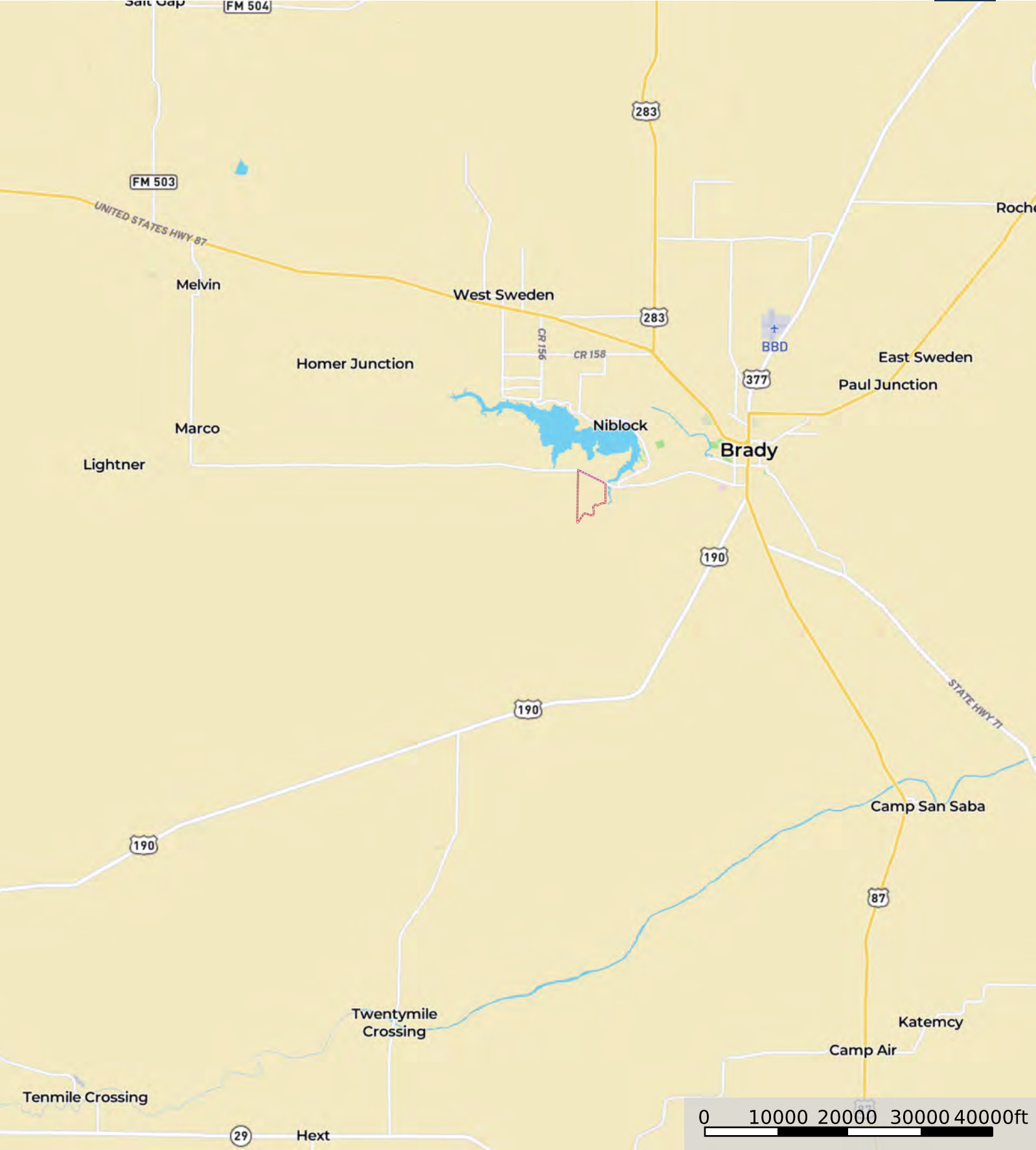




- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

000 W. 17th Street Brady, TX 76825

McCulloch County, Texas, 425 AC +/-



Boundary

