



Brady Creek Ranch

At Brady Creek Ranch Estates

CONCHO COUNTY /
MCCULLOCH COUNTY, TEXAS

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Brady Creek Ranch

At Brady Creek Ranch Estates

Concho County and McCulloch County, Texas

ENTIRE OFFERING

±1,042.55 Acres | Listing Price: \$6,500,000

TRACT 1

±432.83 Acres | Listing Price: \$4,000,000

TRACT 2

±609.72 Acres | Listing Price \$3,000,000



Contact

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Brady Creek Ranch Estates, a recreational ranch development situated in the rolling landscape of Concho and McCulloch Counties in the picturesque western Texas Hill Country, consisting of approximately 4,773 acres. In a rare opportunity, Brady Creek Ranch, consisting of both Tract 1 (±432.83 acres) and Tract 2 (±609.72 acres) is available.

The plentiful elbow room found within the community is easy to access. The ranch is located near Melvin, home of Jacoby's, a prime supplier of feed including deer protein, seed, and memorable cheeseburgers. Brady Creek Ranch Estates is less than an hour's drive from San Angelo, 2.5 hours from Midland, 2.5 hours from Austin, and 2.5 hours from San Antonio. Historic Fredericksburg sits about 1.5 hours from the ranch.

With the tranquil waters of Brady Creek Reservoir nearby, outdoor enthusiasts have ample opportunities for fishing, boating, and exploring the area's natural wonders. Lake O.H. Ivie, one of the nation's top-rated trophy bass lakes, is less than 40 miles away.





Water

Tract 1 of Brady Creek Ranch encompasses ± 432.83 acres and boasts a Soil Conservation Lake fed by South Brady Creek, which traverses the entire $\pm 1,042.55$ acres in this offering. When at capacity, the lake can swell to ± 30 surface acres creating excellent waterfowl opportunities. Today, the lake has stabilized in the ± 10 acre range due to continued drought conditions. Bass fishing and catfish fishing are rated as good.

Troughs, providing additional water for livestock and wildlife, are well-spaced throughout the ranch. Water for the community is provided by a hickory aquifer well that's owned and operated by the HOA.







Improvements

Tract 2 of Brady Creek Ranch, measuring ± 609.72 acres, includes a 60'x32' modern metal barn with large bay doors, 14'x32' living quarters, and 16'x60' covered parking for a Class A Motorhome with utility hookups. A skinning station outfitted with lights and water is located near the barn.



Amenities & Community

Brady Creek Ranch Estates provides residents with unparalleled comfort and convenience. The community boasts spacious, well-appointed homes designed to cater to a variety of lifestyles, from cozy retreats for retirees to expansive family residences. Meticulously landscaped grounds enhance the sense of tranquility, while modern amenities ensure that residents have everything they need right at their fingertips.

What sets Brady Creek Ranch Estates apart is its strong sense of community. Here, neighbors are more than acquaintances—they're friends and family. Residents come together for neighborhood gatherings, community events, and shared experiences that create lasting memories. Whether it's lending a helping hand to a neighbor in need or celebrating milestones together, the sense of camaraderie within Brady Creek Ranch Estates is palpable.



Wildlife

Brady Creek Ranch, has been professionally managed for years and is home to diverse wildlife. Abundant coveys of bobwhite quail are seen regularly, along with good numbers of wild turkeys. The white-tailed deer herd is up-and-coming with standout bucks beginning to make their presence known.

Arguably, the jewel in the hunting crown, is the waterfowl. Because the lake is the largest body of water in the immediate area, it is a magnet for a wide variety of ducks and geese, as well as sandhill cranes.

The ranch could easily be adapted for exotic wildlife and livestock. A ± 90 acre field on the west end of the property offers many management options.



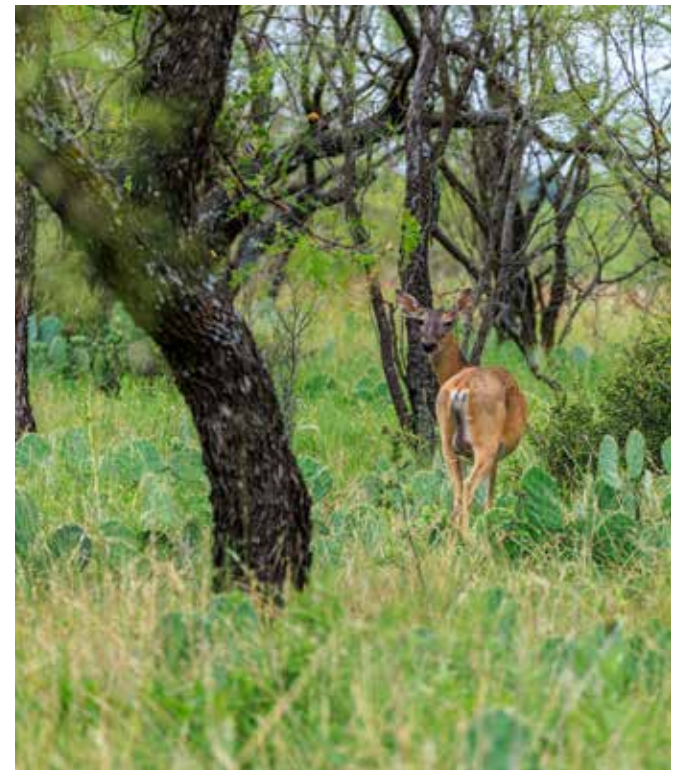




Embracing the Future

As Brady Creek Ranch Estates continues to evolve, it remains committed to preserving the distinctive features and supporting low-impact ranching and hunting, residential living, aesthetics, and quality-of-life considerations.

Like its past, the community's future is shaped by dedication to sustainable development, environmental stewardship, and community spirit. With each passing year, Brady Creek Ranch Estates serves as a testament to the enduring appeal of small-town living in the heart of Texas.



Opportunity

Brady Creek Ranch Estates stands as a shining example of the timeless allure of rural living in Texas. Straddling the borders of Concho and McCulloch Counties, this tranquil haven offers residents a sanctuary from the hustle and bustle of city life, where natural beauty, modern comfort, and community spirit converge to create a place to call home. Seize the extraordinary opportunity to be part of this one-of-a-kind community in the geographic heart of Texas.



Property Details

Concho County and McCulloch County, Texas

ENTIRE OFFERING

±1,042.55 acres | Listing Price: \$6,500,000

TRACT 1

±432.83 acres | Listing Price: \$4,000,000

TRACT 2

±609.72 acres | Listing Price: \$3,000,000

WATER

10/AC Soil Conservation lake fed by South Brady Creek

IMPROVEMENTS

60'x32' modern metal barn with one bedroom and one bathroom

Covered parking for Class A motorhome with utility hookup

Perimeter high fenced with galvanized fencing

Improved roads and improved wet weather creeks

LOCATION

Located within the recreational ranch

community of Brady Creek Ranch Estates

One hour from San Angelo, TX

One and a half hours from Fredericksburg, TX

Two and a half hours from Austin, TX

Two and half hours from San Antonio, TX

Two and a half hours from Midland, TX

CONTACT

For more information please contact

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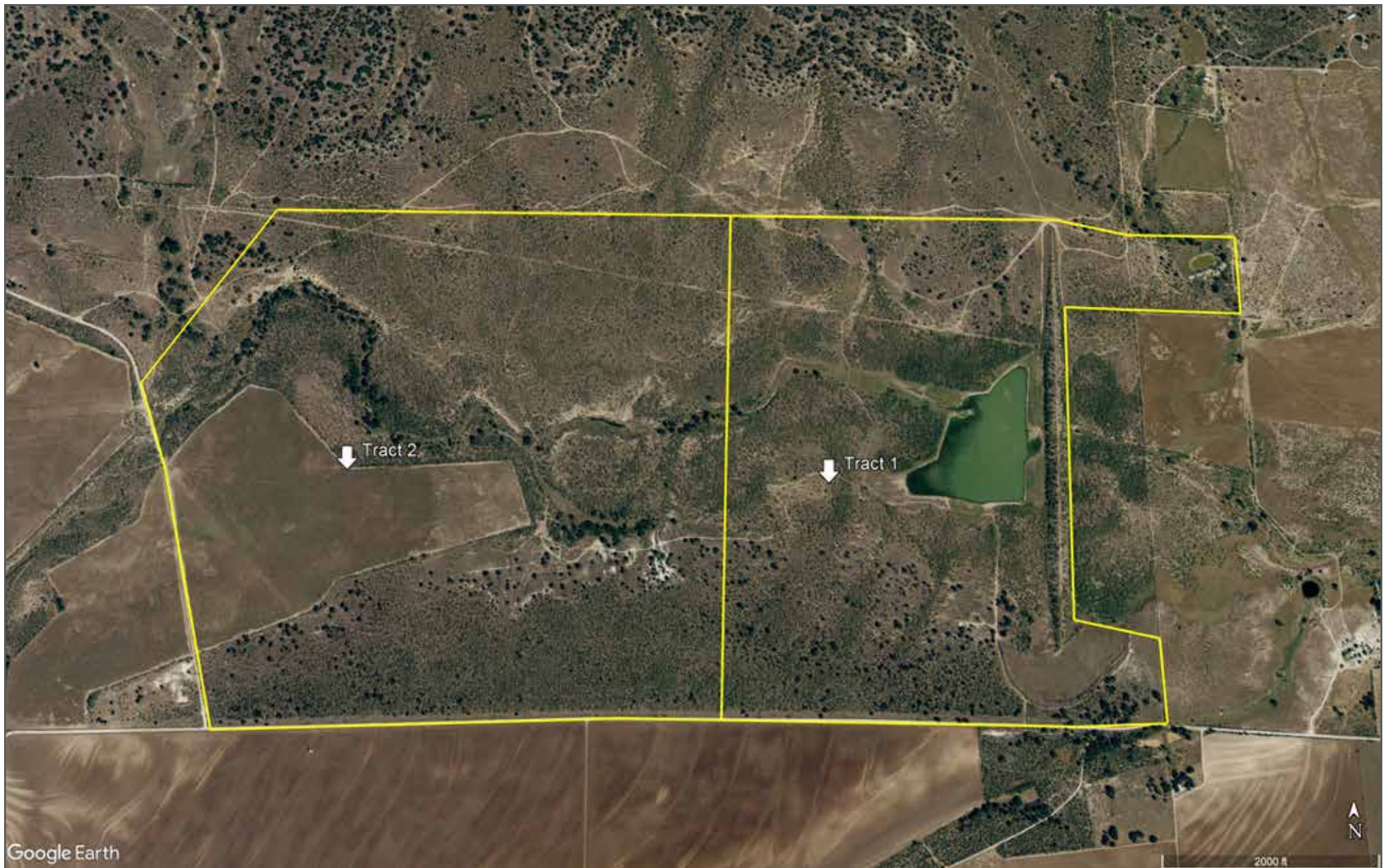
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

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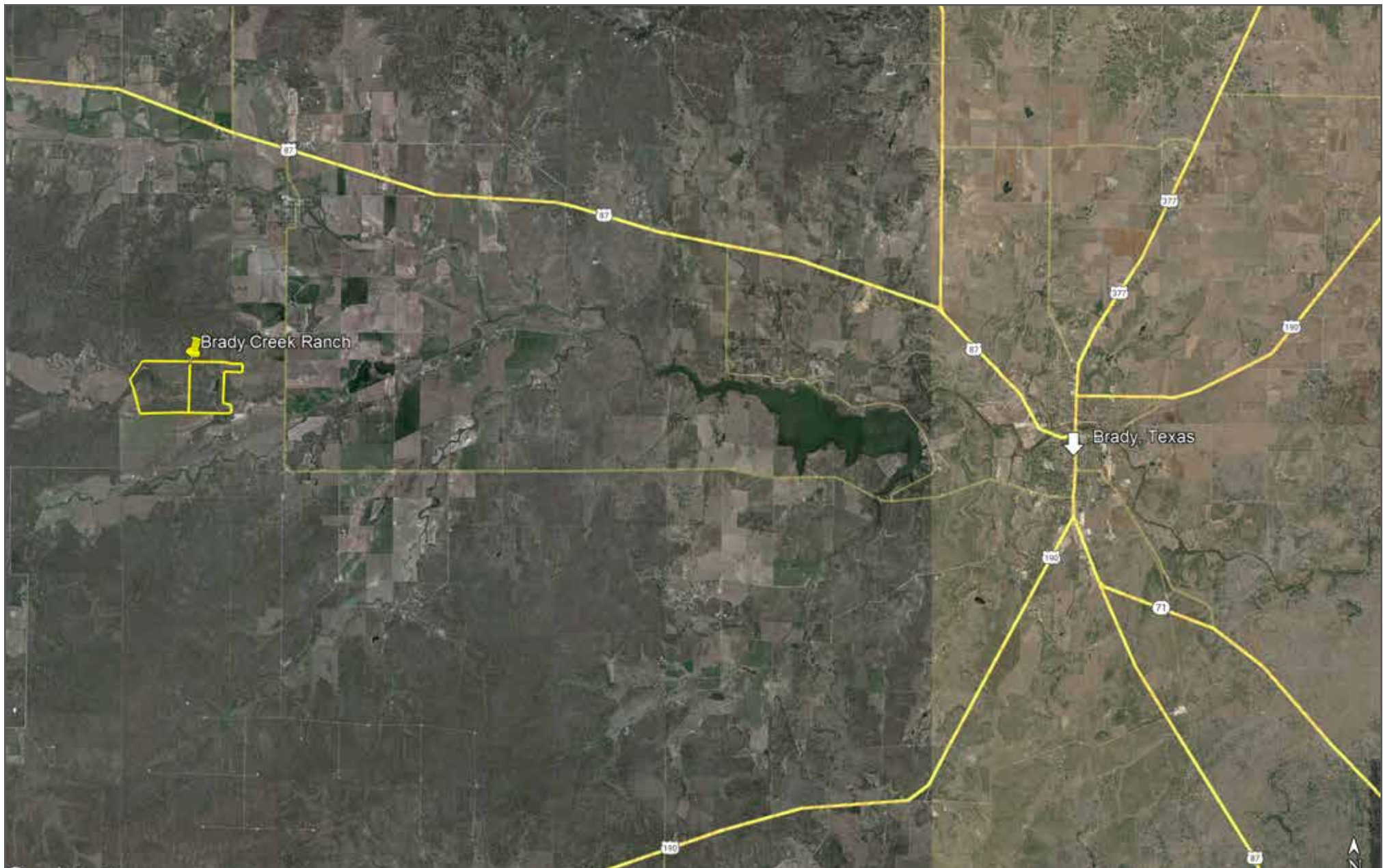
Brady Creek Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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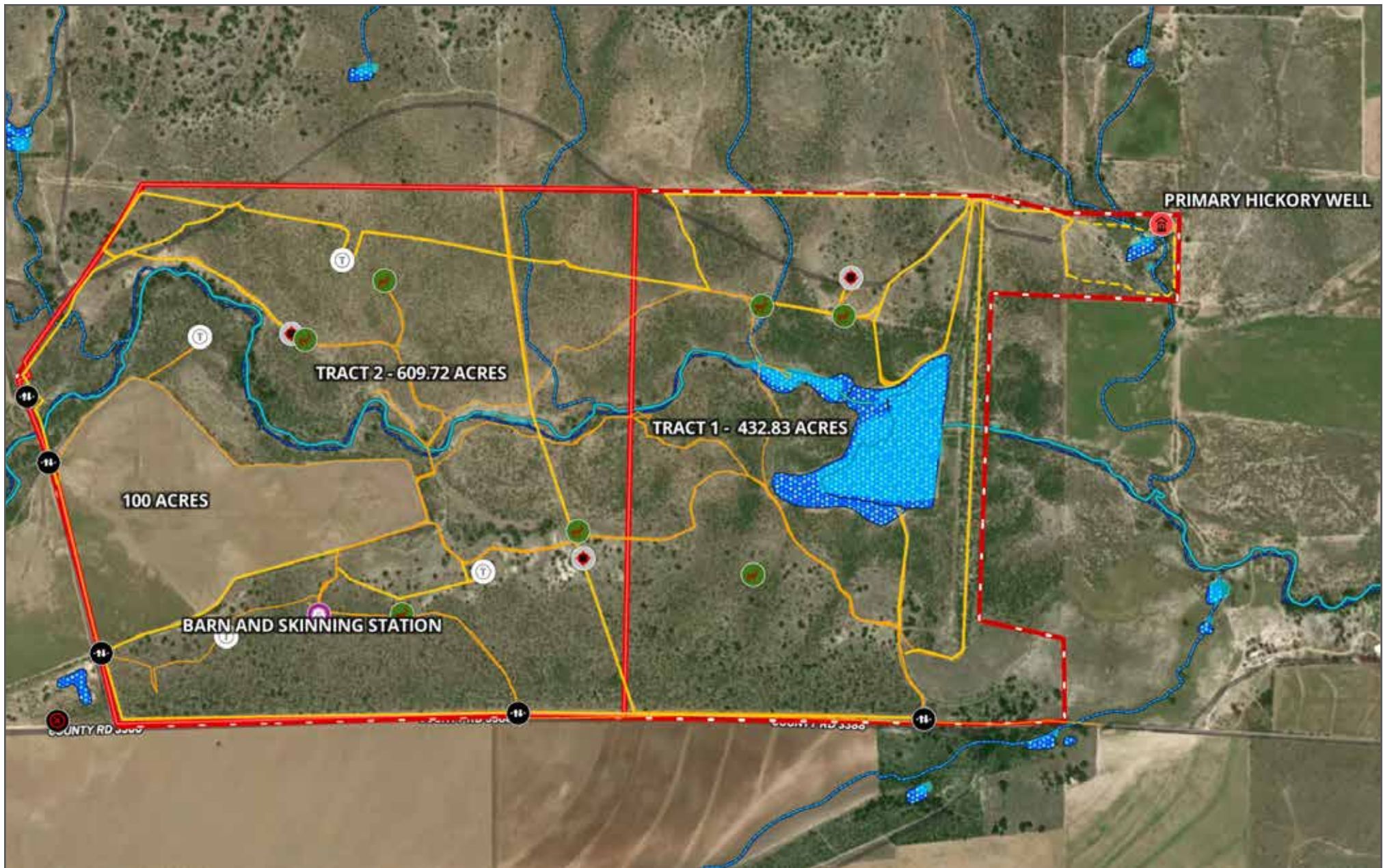


Brady Creek Ranch - Location Map

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Brady Creek Ranch - Tract Map

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