

\$1,300,000 - 213 Pr 525 Prairie, Brady

MLS® #3908916

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 123.00 Acres

N/A, Brady, TX

This 123+- acres comes jam-packed with everything you could want in a property this size. With over 50 acres of good brush country you can get in some great deer (whitetail and axis!) hunting. The remainder is open pasture which is currently used for hay production. Plenty of room to ride horses, graze cattle, ect. Dove are typically plentiful around here, and quail have been observed as well. Brady Lake is just across the road, and some of the biggest deer in the county are taken near the lake.

The improvements really set this property apart. Starting with the main house, we're talking about 2,800sf (per C.A.D.) of NICE living space. A ranch camp house this is not! It can make someone a great full-time residence, or a strong consideration for a retirement home. Comprised of 3 bedrooms, 2 full baths (the master is giant!), sunken den, unique dining room, awesome kitchen with granite countertops, and a BIG extra room which currently has the pool table in it as you can see in the photos, you have all the space you could need. But if that just isn't enough room, or if you have guests that require separate quarters, there is the 525sf (per C.A.D.) "guest house". It comes with a giant bedroom and a full bath. It even has it's own attached garage that can fit one vehicle, or provide a lot of storage room.

Included is a 1,200sf (per C.A.D.) metal



building to house your toys and equipment, complete with a spray-foam insulated ceiling. Also included is another metal barn, tack room, and livestock working pens.

Whitetail and axis deer are plentiful in this area. Dove hunting is usually superb as well.

Catfish and bass can be found in the pond.

Currently the water used in the house is supplied by a water well. There is also a city waterline at the County Road with a meter. The current owner pays the monthly fee to keep this available, however the waterline on the property will need to be repaired in order to be placed back into use.

Essential Information

ListingFeed	abor_vow
MLS® #	3908916
List Price	\$1,300,000
Sale Price	\$1,250,000
Sale Date	January 13th, 2022
Bathrooms	0.00
Acres	123.00
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	213 Pr 525 Prairie
Subdivision	N/A
City	Brady
County	McCulloch
State	TX
Zip Code	76825

Amenities

Utilities	Above Ground Utilities, See Remarks
View	City, Hills, Lake, Panoramic, Pasture, Trees/Woods
Waterfront	Pond

Interior

Heating	Central, Electric, Fireplace(s), Heat Pump
Cooling	Central Air, Electric, Heat Pump

Exterior

Lot Description	Agricultural, Many Trees, Trees Large Size, Trees Medium Size, Trees Small Size, Views
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School Information

District	Brady Isd
Elementary	Other
Middle	Other
High	Other