

# \$1,080,984 - 155 Private Road 568, Brady

MLS® #7009570

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## \$1,080,984

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 180.16 Acres

N/A, Brady, TX

(Eastern 202.573 acres sold MLS 1561332)

The HUNT for your next ranch stops here in the HEART of Texas! Located on Hwy 190 between Brady & Menard in the SW portion of McCulloch County, this 5th generation owned ranch has so much to offer!

**HISTORY:** Once part of a large scale sheep operation run by the "Sheep Queen of Texas".

**DEER GENETICS:** Low fenced & situated within a 3 mile range of ranches where legendary \*free range\* deer were harvested such as the infamous "Brady Buck" which scored over 280 & in 2015 a non typical axis considered one of the top scoring in TX! White-tail, axis & blackbuck, a trail camera here won't disappoint!

**TOPOGRAPHY:** Gently rolling hills with native grasses. It is cleared of most cactus & mesquite & has scattered mature tree cover throughout with a wet weather creek.

**IMPROVEMENTS:** The main house is a ranch style 3/2 (1831sf) with a detached carport & 1/1 apartment (520sf) plus a recently remodeled 1/1 cabin (504sf). There are 2 additional house structures that are not considered inhabitable. The property also features a stone barn (100yr old +), an airplane hanger with 2 runway strips, multiple storage & equipment barns, pipe pens, cattle working pens, meat freezers & more! A



waterwell approx 1100ft deep supplies water throughout.

This ranch has served as a true working ranch for sheep, cattle & horses dating back to the 1800's & not many ranches in the area have been made available.

Approximate Travel Times:

45 Minutes NW of Mason

1 Hr W of Llano

2 Hour NW of Austin

1 Hour SE of San Angelo

2 Hour NW of San Antonio

3.5 Hour SW of Dallas.

### Essential Information

ListingFeed	abor_vow
MLS® #	7009570
List Price	\$1,080,984
Sale Price	\$1,044,951
Sale Date	March 14th, 2023
Bathrooms	0.00
Acres	180.16
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### Community Information

Address	155 Private Road 568
Subdivision	N/A
City	Brady
County	McCulloch
State	TX
Zip Code	78625

### Amenities

Utilities	Cable Available, Electricity Connected, Above Ground Utilities, Other
View	Hills, Pasture, Rural
Waterfront	Seasonal

**Interior**

Heating Central, Fireplace(s)  
Cooling Central Air, Ceiling Fan(s)

**Exterior**

Lot Description Native Plants, Agricultural, Farm, Rolling Slope

**School Information**

District Brady Isd  
Elementary Outside School District  
Middle Outside School District  
High Outside School District