



**PROPERTY
FOR SALE**

**98 Acres on FM 2028
Brady, Texas**

ABOUT OUR PROPERTY

This tract of land sits just west of Brady on a hillside which overlooks the south side of town. Views are spectacular, particularly at night. Depending on your preferences, there are several favorable locations on high ground and in the low areas which would make excellent home sites. Accordingly, the area could also be subdivided into tracts for development in coordination with the City of Brady for water, etc. The property is outside the city limits but within the City's extra territorial jurisdiction.

Presently, the land is newly fenced with some road development, particularly along the west fence line. Some modest clearing of the thickest area of Mesquite have been made along with the construction of a stock pond. Game present on the place includes Whitetail Deer, Wild Turkey, and Axis. The property is wildlife exempt. Hillsides are covered predominantly in Liveoak, Shin oak, Red Oak, and Juniper Cedar. The low areas are mostly Mesquite.

This is an excellent location. Literally less than five minutes to the lake, the hospital, groceries, and schools. FM 2028 has little, if any at all, eighteen-wheeler traffic and is therefore, very quiet. Presently there is one water tap located on the property.

PROPERTY FEATURES

PRICE: \$678,960

SIZE: 98 +/- Acres



GET IN TOUCH WITH:

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