



PROPERTY  
FOR **SALE**

120 Acres on Calf  
Creek

## ABOUT OUR PROPERTY

This farm, ranch, and hunting property is located 15 miles southwest of Brady, Texas in the sparsely populated community of Calf Creek.

A very private tract that features a 3800 square foot Ranch-style home with five bedrooms and three baths. Open concept living and kitchen is outfitted with stainless faced appliances, gas stove, granite countertops, and an island bar. Wood and tile flooring is throughout the home except for the bedrooms, which are carpeted. One really cool feature is an exceptionally large basement which is staircase accessible and equipped with heavy storage shelves. Exterior of the home features a two-space carport and a wrap-around porch on the east, north, and west sides.

The property's water is supplied by a 160 foot well equipped with a submersible pump, a pressure tank, and reserve storage. There is also a new windmill (rare!) with an 11,000-gallon concrete reservoir. A 500-gallon propane tank supplies the gas stove, water heaters, and heating element of the central heat and air.

Outside structures include two barns and 300-bushel silo. One barn has an enclosed area of 2400 square feet and an attached equipment shed of 1200 square feet. The second is fully enclosed and is 1500 square feet. Both with concrete floors. Additionally, there is a small guest cottage, two stock ponds, and an approximately 10-acre food plot for wildlife.

Two hours from the Austin Metro area straight across U.S. 29 and eight miles up FM 1311. A pleasant low traffic route.

## PROPERTY FEATURES

PRICE: \$1,600,000



GET IN TOUCH WITH:

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