

**Bumpy's Ranch**  
8500 Buck Ridge Dr, Lot 44  
Brady, TX 76825

**\$635,000**  
100.030± Acres  
McCulloch County



**Bumpy's Ranch**  
**Brady, TX / McCulloch County**

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**SUMMARY**

**Address**

8500 Buck Ridge Dr, Lot 44

**City, State Zip**

Brady, TX 76825

**County**

McCulloch County

**Type**

Ranches, Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

31.066462 / -99.507857

**Acreage**

100.030

**Price**

\$635,000

**Property Website**

<https://capitalranchsales.com/property/bumpy-s-ranch-mcculloch-texas/96016/>



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**PROPERTY DESCRIPTION**

Bumpys Ranch spans 100.03 acres in McCulloch County, Texas, offering a blend of raw Hill Country landscape and recreational potential. This property has been primarily used for hunting and weekend getaways, featuring a mix of native habitat, hardwood cover, and scenic topography. Whether you're looking for a private retreat, a hunting basecamp, or an investment in Texas land, this ranch offers the right balance of privacy, wildlife, and accessibility.

**Location:**

The ranch lies within the Ranches at Buck Ridge, a well-maintained community with a POA that helps preserve the area's rural appeal. It sits approximately 13 miles from Melvin and 20 miles from Brady, providing quick access to small-town amenities while maintaining a quiet, secluded setting in the heart of Central Texas.

**Land & Water:**

The terrain features gentle slopes and about 50 feet of elevation change, with scattered oaks and native hardwoods throughout. Native grasses provide light grazing potential alongside open pasture areas. Trails cut across the property, making it easy to navigate by ATV or truck. The ranch is partially fenced and includes nearly half a mile of seasonal Bear Creek, plus another half-mile of wet-weather runoff, offering natural draws for wildlife and water flow during the rainy season.

**Wildlife & Hunting:**

This is an ideal setup for whitetail and exotic hunting. The area supports populations of Axis, Whitetail Deer, Blackbuck, and Dove, giving owners year-round hunting opportunities. The ranch also maintains a wildlife exemption, keeping property taxes low and operations simple. The sale includes three hunting blinds and three game feeders, making the property ready to hunt from day one.

**Utilities & Improvements:**

Electricity and fiber optic is available, and the property includes a water well already in place. Fiber optic internet is also available, allowing you to stay connected while enjoying the ranch lifestyle. A 40 foot storage container and an RV with an attached porch will convey with the sale, offering instant use for weekend stays or storage.

**Remarks:**

Bumpys Ranch offers the perfect mix of raw land and ready-to-use amenities for those seeking a true Hill Country getaway. With good access, a scenic setting, and reliable utilities, this property stands out as a turnkey hunting and recreational ranch in the Buck Ridge community of McCulloch County.



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## Locator Map

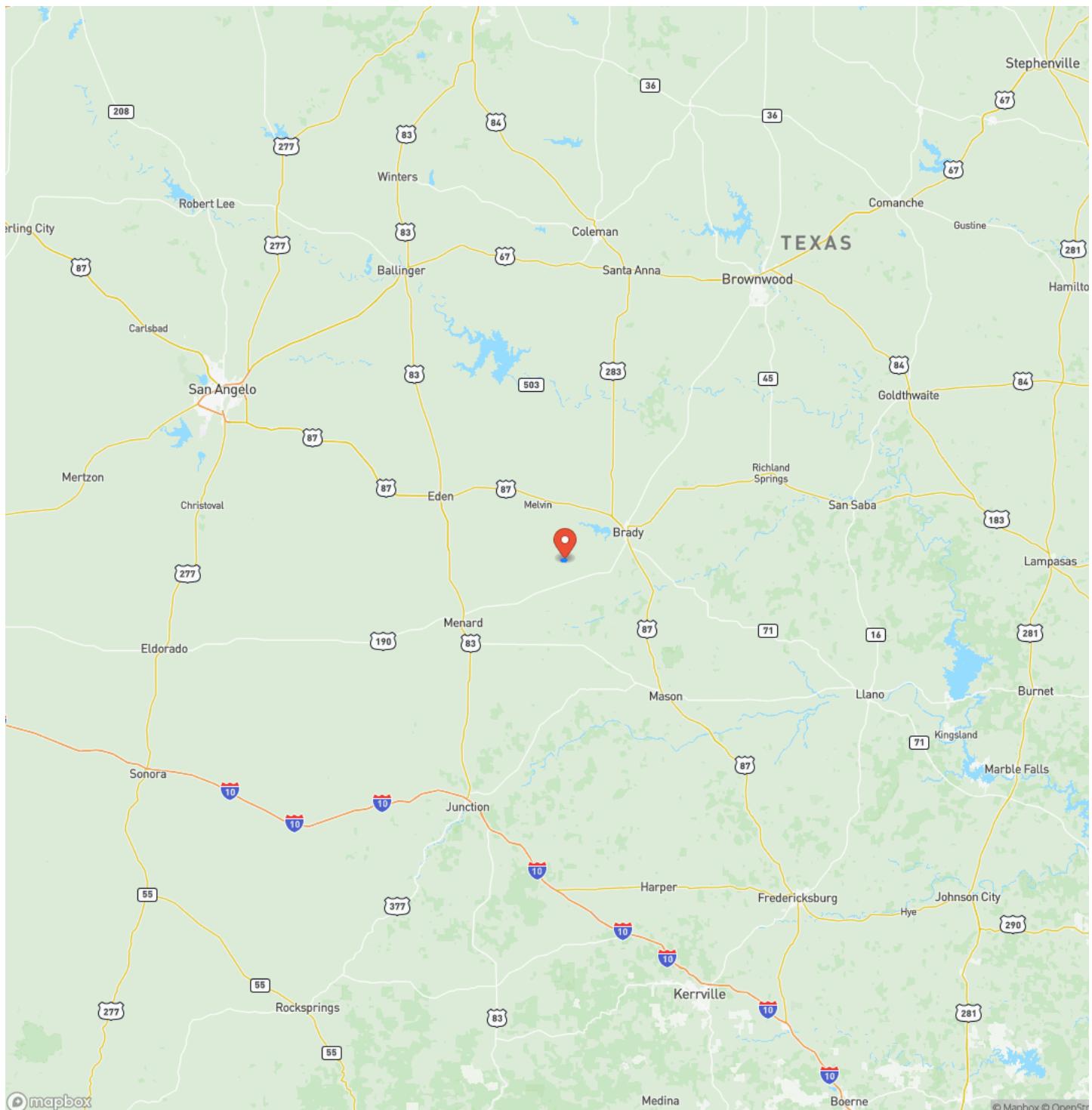


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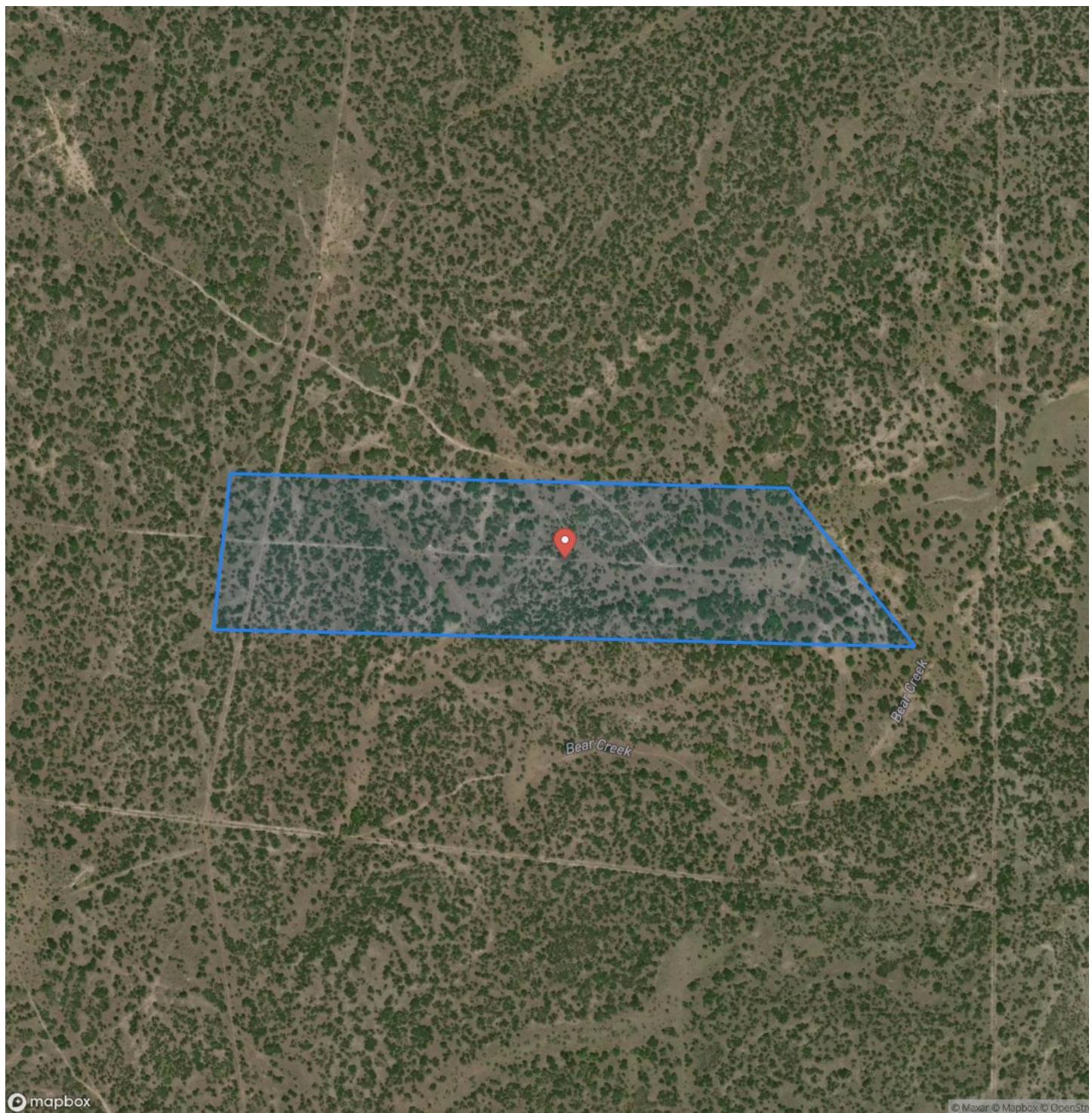
© Mapbox © OpenStreetMap



## Locator Map



## Satellite Map



## **Bumpy's Ranch Brady, TX / McCulloch County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Taylor Bailey

## Mobile

(214) 883-0449

## Email

Taylor@capitalranchsales.com

## Address

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

[www.capitalranchsales.com](http://www.capitalranchsales.com)

## NOTES



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