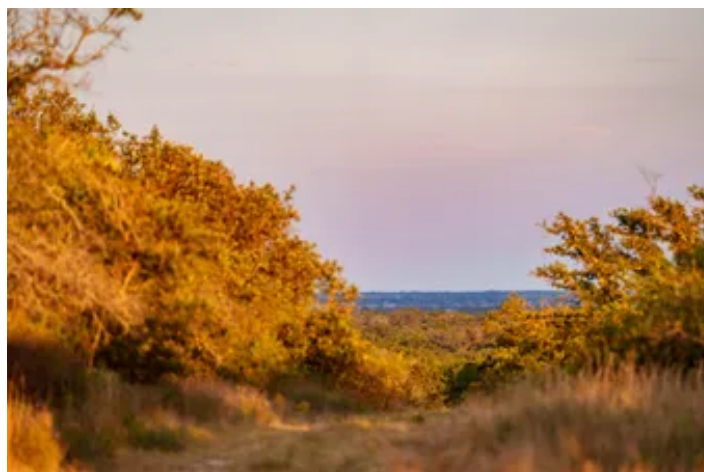
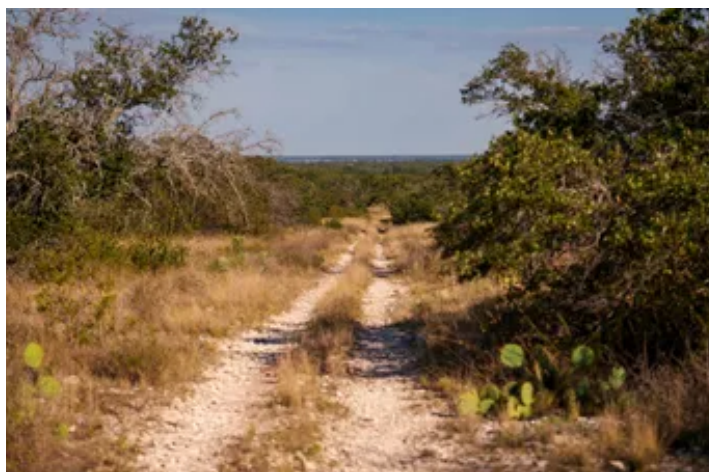


Bumpy's Ranch
8500 Buck Ridge Dr, Lot 44
Brady, TX 76825

\$635,000
100.030± Acres
McCulloch County



Bumpy's Ranch
Brady, TX / McCulloch County

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/>



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 youre 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 areas 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:

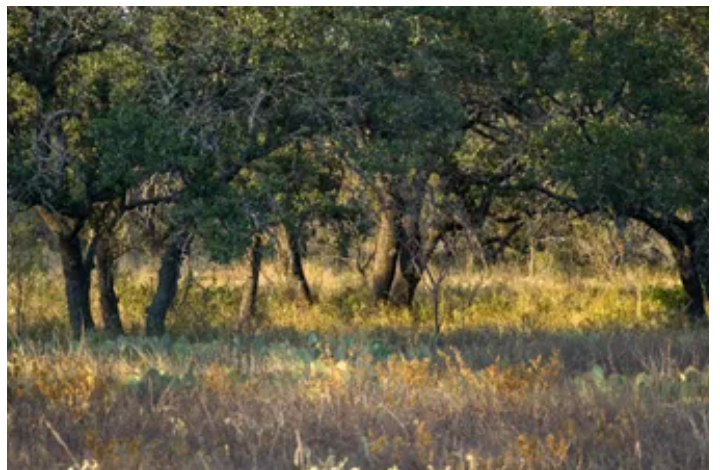
Electricity and fiber optic is available, and the property includes a water well already in place. Fiber optic internet is also available, allowing you to stay connected while enjoying the ranch lifestyle. A 40 foot storage container and an RV with an attached porch will convey with the sale, offering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



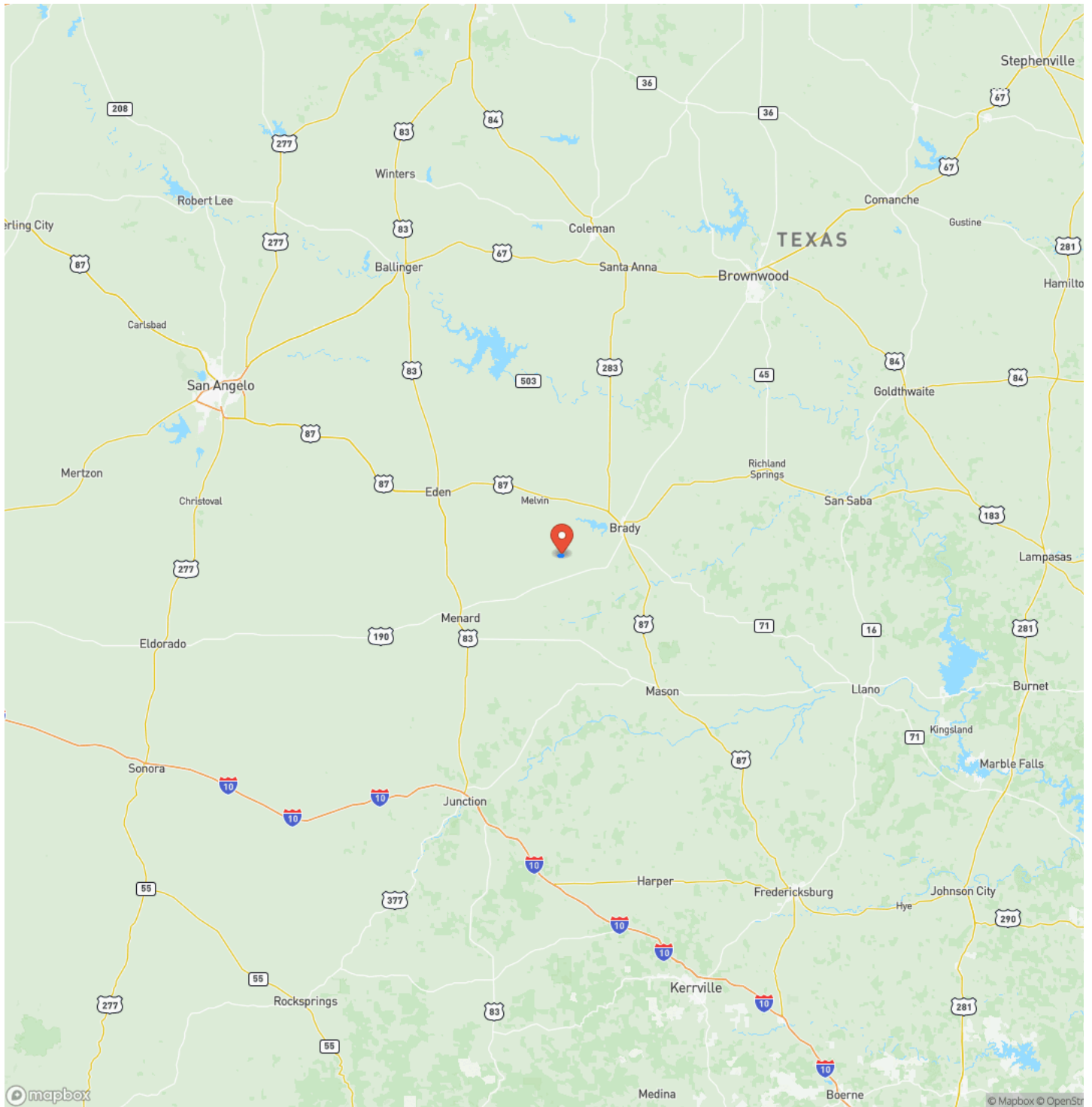
Bumpy's Ranch
Brady, TX / McCulloch County



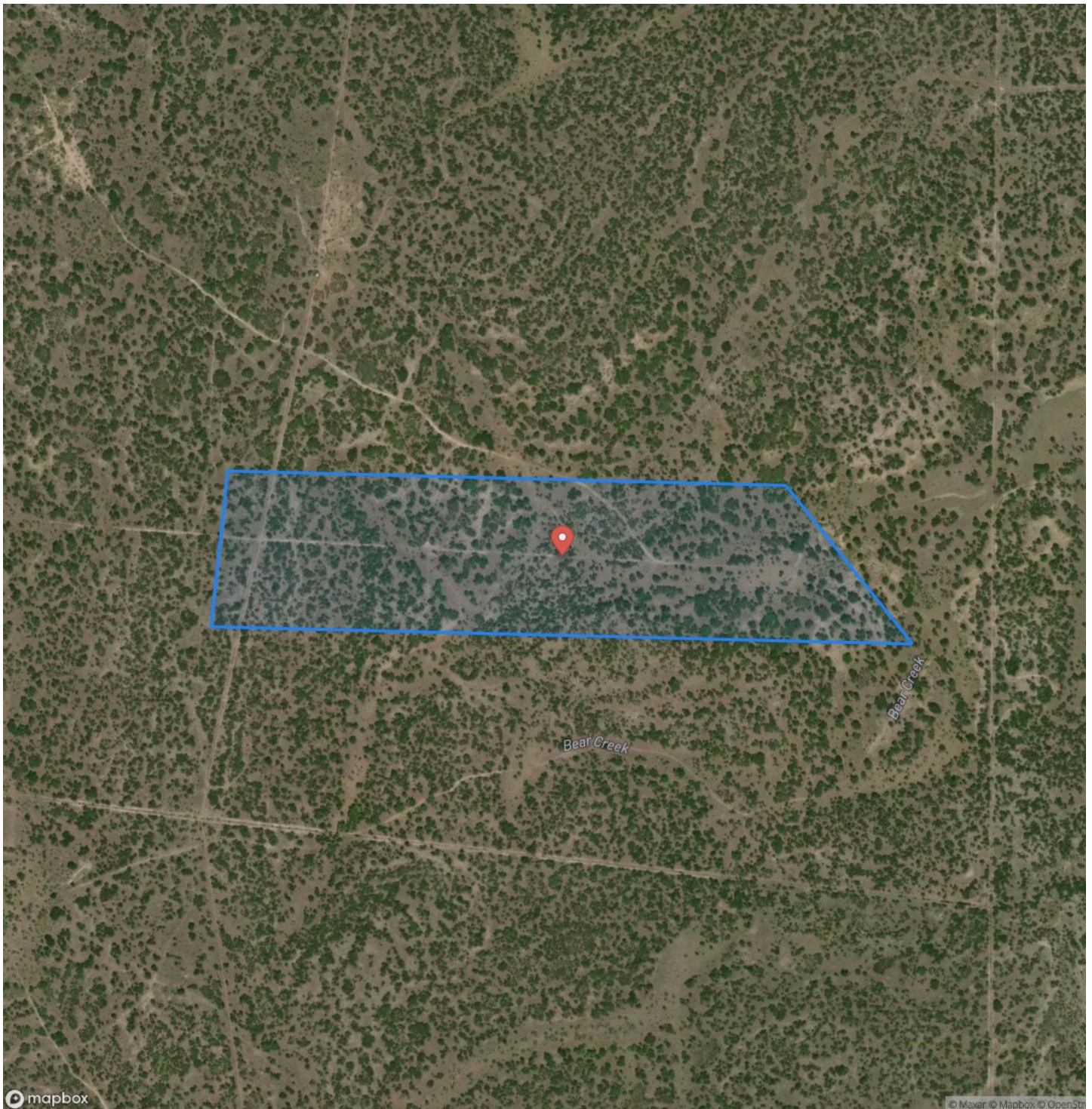
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Taylor Bailey

Mobile

(214) 883-0449

Email

Taylor@capitalranchsales.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.capitalranchsales.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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