

Shanks Ranch — 175.17 Acres

2550 BUCK RIDGE DRIVE | NEAR BRADY AND MELVIN, TEXAS 76858

\$925,000
OFFERED AT

175.17
ACRES

\$5,281
PER ACRE

In Place
WILDLIFE MGMT VALUATION

Land with a record attached to it.

This ground was part of the historic **Ford Ranch** — held by one family from roughly 1842, later run by G. Rollie White, "the Steer King of Texas," and kept in family hands more than a century before its first-ever sale. It is also where the **Brady Buck** was found in 1892: a non-typical whitetail scoring 284 3/8 B&C, still recognized as the largest ever recorded in Texas. That rack hangs in the Buckhorn in San Antonio today. You can buy acreage anywhere. You cannot buy this story twice.

LAND & TERRAIN

- **Classic Edwards Plateau terrain** — rolling hills and limestone outcrops across 175.17 acres
- Native grasses, live oak, mesquite and scattered brush
- **Aerially sprayed** for prickly pear
- **Caliche pits on site** — road base and pad material without hauling it in
- Partially fenced

WATER & UTILITIES

- **Windmill** with pump and electric motor, tied to the **Hickory Aquifer**
- Above-ground cistern
- Two 50-gallon troughs
- Electricity at the property
- **Fiber optic run to the property** — owner can set up remote work, security cameras, and more
- County road access
- **Water testing documents available** upon request

IMPROVEMENTS

- **40' × 80' open metal barn** on a 5" slab, four roll-up doors for customization
- **80×30 double-sided overhang** for equipment and trailers
- **Old stone house dating to the 1800s**
- Insulated three-man deer stand
- Two feeders

WILDLIFE

- **Whitetail deer** — native herd on historic Ford Ranch genetics
- **Axis deer** — free-ranging exotic, no closed season in Texas
- **Turkey**
- **Dove**

WHY IT PENCILS

At **\$5,281 per acre**, Shanks Ranch is priced roughly **32% below** the McCulloch County median asking price of \$7,718 per acre — on a tract about **double** the county's median listing size. The property is currently under **wildlife management valuation**, offering potential property tax benefits.



EXPERIENCE THE SIGNATURE DIFFERENCE

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