

Oak Meadow Ranch

158± ACRES | MCCULLOCH COUNTY, TEXAS



Texas Ranch Sales, LLC
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 **5± MILES SOUTH OF MELVIN**

 **OVER 2,100 FEET OF WET-WEATER CREEK**

 **FRONTAGE ON FARM TO MARKET 2028**

 **1 POND**

 **LOW FENCED**

 **1 WINDMILL, STORAGE TANK, &
ELECTRICITY**

 **NUMEROUS IDEAL HOMESITE LOCATIONS**

 **SUPPORTS 15 HEAD OF CATTLE PER ACRE**





The 158± acre Oak Meadow Ranch in McCulloch County is for sale. Located about five miles south of Melvin, Texas, 19± minutes from Brady, and about an hour drive from San Angelo. This low-fenced ranch has almost half a mile of frontage on FM 2028.

The gently rolling terrain of this property is covered in rich, dense grasses with several excellent homesites. There is good cover of oaks and mesquite on the ranch with trails and senderos that give access throughout. Most of the landscape has been cleared of brush, making the ranch an excellent source for grazing. The property can easily support 15 head of cattle per acre.

The ranch has electricity, a functioning windmill supplying shallow water to the property, and a water storage tank already in place. Approximately 2,100 feet of wet weather creek, one pond, and a water trough provide water to wildlife and livestock. Native wildlife includes turkey, quail, dove, hogs, axis, and abundant Whitetail deer that roam freely through the ranch. Several hunting blinds and feeders have been strategically placed on the property.

This is an excellent opportunity to build a weekend getaway or homestead with many options for hunting or grazing livestock.

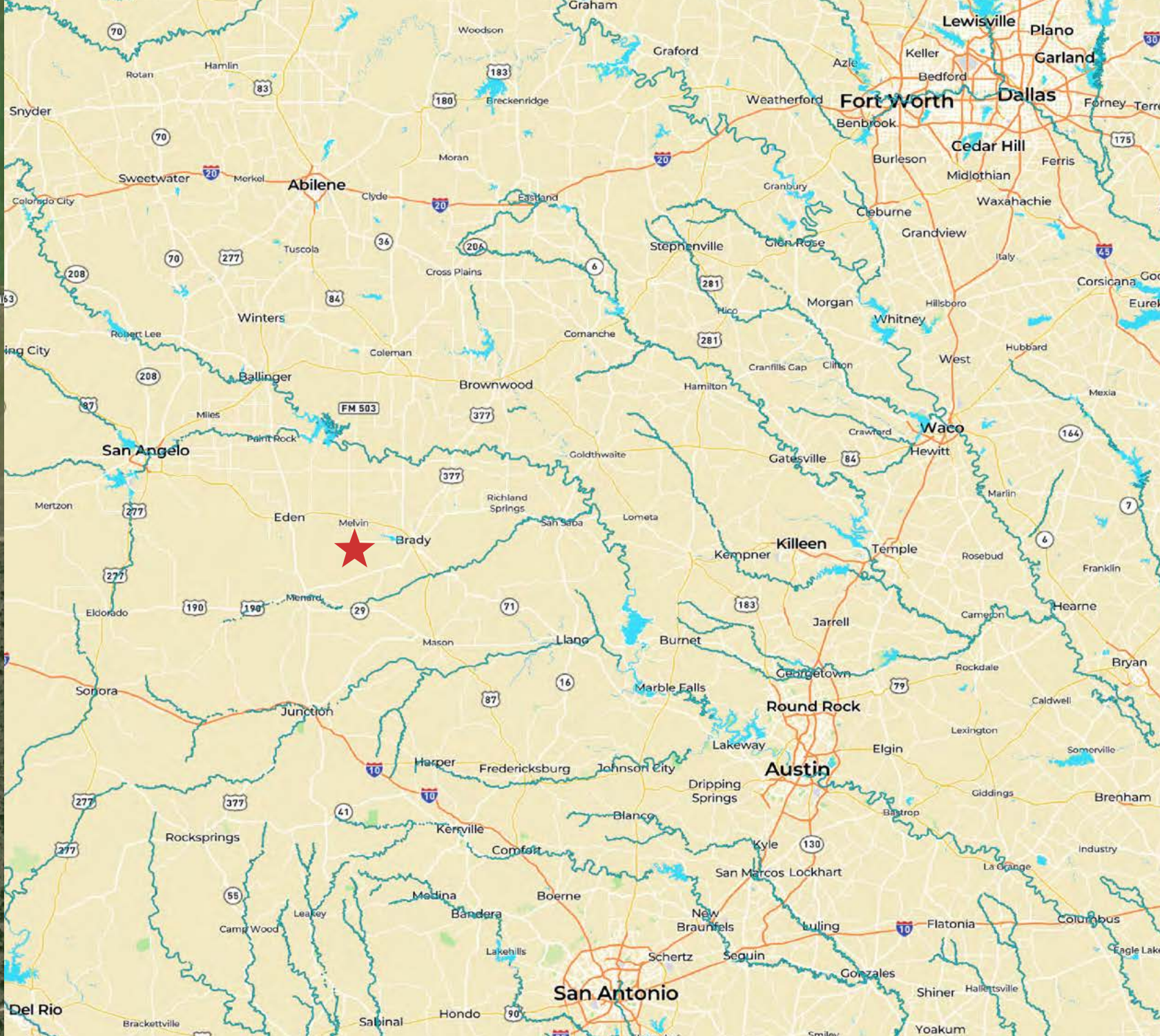




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