Shadow Ridge Ranch
657± ACRES | CONCHO COUNTY, TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
3± Miles from Melvin, Texas
Private ranch water meter system
Miles of good interior ranch roads
New galvanized high-fencing
Rolling Central Texas topography
Convenient to Brady Reservoir
Half a mile of wet-weather creeks & tributaries
Abundant native wildlife
Shadow Ridge Ranch is a 657± acre hunting and recreation ranch for sale in Concho County. The property features dense and diverse brush with beautiful views. Conveniently located just south of US Highway 87 between Eden and Brady, Texas, only 3± miles from Melvin and 50± miles from San Angelo. The ranch is within Brady Independent School District and is only 10± miles from a great fishing and recreational destination, Brady Reservoir.

This property is a ready canvas for your ideal ranch home. The ranch has room for multiple homesites, and a private ranch water meter system and electricity are already in place. The property also features about a half mile of wet weather creeks and tributaries traversing the gorgeous rolling Central Texas topography.

Shadow Ridge Ranch has a gated entrance leading to miles of good interior ranch roads. The property is high fenced on all sides with brand new galvanized fencing. The ranch is covered in a wide variety of grasses, brush and trees offering a beautiful diversity of ecological zones across the property as well as providing forage and cover to an abundance of native wildlife on the ranch.

Fantastic location, convenient access, and unlimited improvement and development potential make Shadow Ridge Ranch perfect for any buyer looking for a blank canvas to create their dream property. This raw land would make the perfect permanent residence, weekend getaway, small cattle ranch or recreational hunting property.
Shadow Ridge Ranch
McCulloch County, Texas, 640 AC +/-

Boundary Stream, Intermittent River/Creek Water Body

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P: (830) 741-8906          texasranchsalesllc.com

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