


RANCHLAND
REAL ESTATE



LA GLORIA LAND CO



BUENA VISTA RANCH

4,088± Acres | McCulloch County, TX





INTRODUCTION

Situated in the geometric center of Texas, the Buena Vista Ranch presents a rare opportunity to own a substantial, turnkey property with all the characteristics of a premier legacy ranch. Spanning 4,088± contiguous acres in McCulloch County, this exceptional property offers a desirable blend of diverse topography, abundant water features, productive soils, thriving wildlife, and robust infrastructure. With a well managed deer population, partial high fencing, extensive interior roads, and plentiful surface water, the Buena Vista Ranch is exceptionally well-suited for hunting, recreation, ranching, or long-term investment.

BROKERAGE CONTACT

TREY BONNER

(512) 877-0990

trey@ranchlandrealestate.com

MATT MANN

(713) 402-8827

matt@laglorialandcompany.com

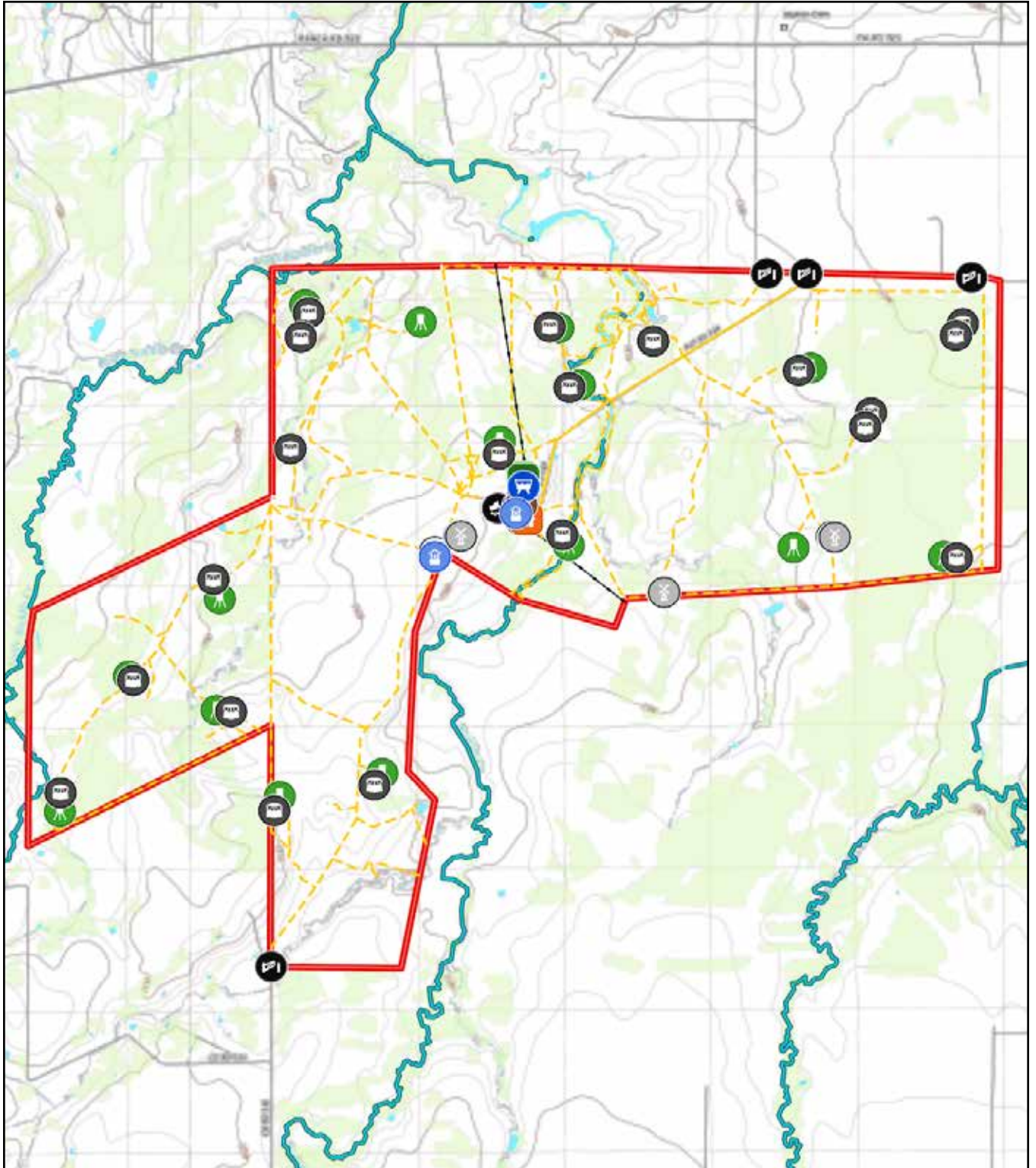
** This property is co-listed by Matt Mann of La Gloria Land Company and Trey Bonner of Ranchland Real Estate.

The information provided has been gathered from sources deemed reliable, but is in no way guaranteed or warranted to be accurate by La Gloria Land Company and Ranchland Real Estate, its principals, members, officers, associates, agents, or employees, and is subject to changes, errors, omissions, or other discrepancies. Property is subject to prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner(s). No representation is made as to investment potential, future value, or any such speculation. All information, assessment, and pertinent facts should be verified by prospective buyers with the aid of legal and/or professional representation.

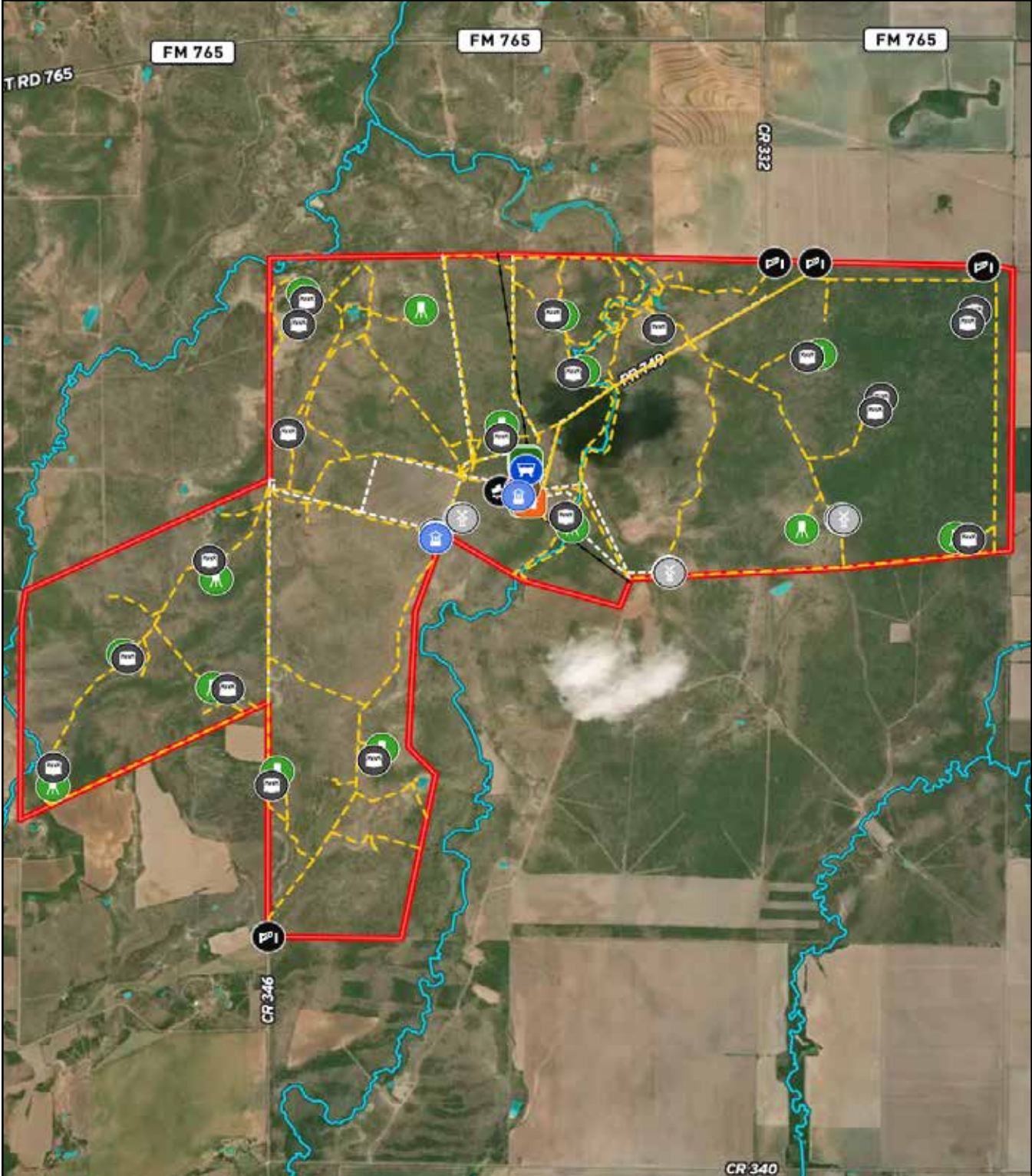
Prospective buyers must clearly disclose, upon first contact, any buyer agency agreement, and buyers agent must be identified and present at the initial showing of the property in order to participate in real estate commission. Otherwise, fee participation will be at sole discretion of La Gloria Land Company and Ranchland Real Estate.

La Gloria Land Company and Ranchland Real Estate reserve the right to require buyer(s) to present proof of financial ability to purchase subject property at any time, with or without cause, as a requisite for any showing. La Gloria Land Company and Ranchland Real Estate, at its sole discretion, also reserves the right to refuse to show a property to any potential buyer or interested party for any reason without explanation. **

TOPOGRAPHY MAP

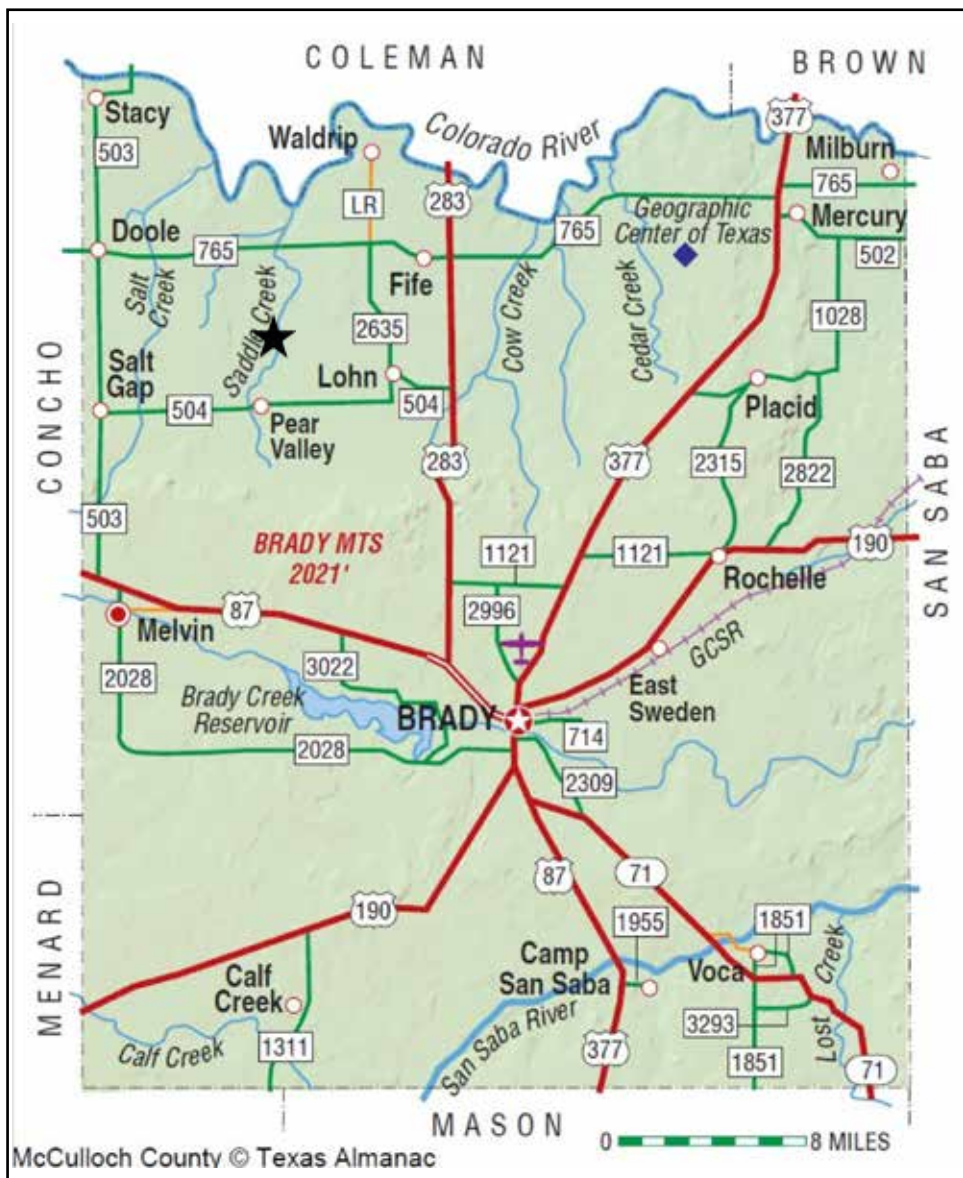


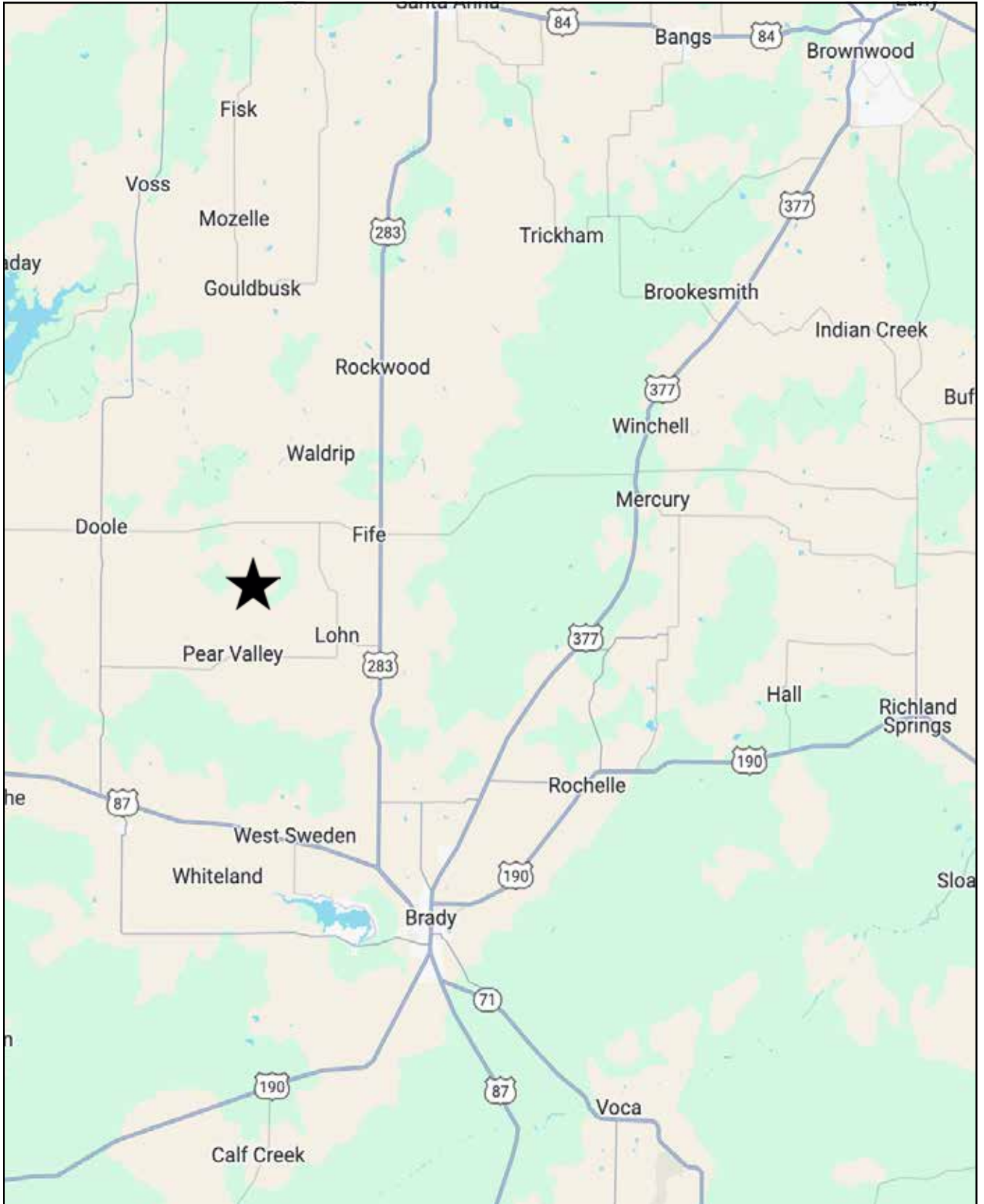
BOUNDARY MAP



LOCATION

The property is located in northwest McCulloch County, approximately six miles west of Lohn, TX. Drive times are roughly 150 miles from both Austin and San Antonio, and about 170 miles from Fort Worth. The city of Brady is conveniently 15 miles away as the crow flies and offers groceries, medical services, lodging, and restaurants. The ranch has one mile of frontage on CR 332 (gravel) and additional frontage on CR 346. Curtis Field Airport, just three miles from Brady, features a lighted 4,600-foot asphalt runway. High-speed fiber optic internet is available along CR 332.









TERRAIN & HABITAT

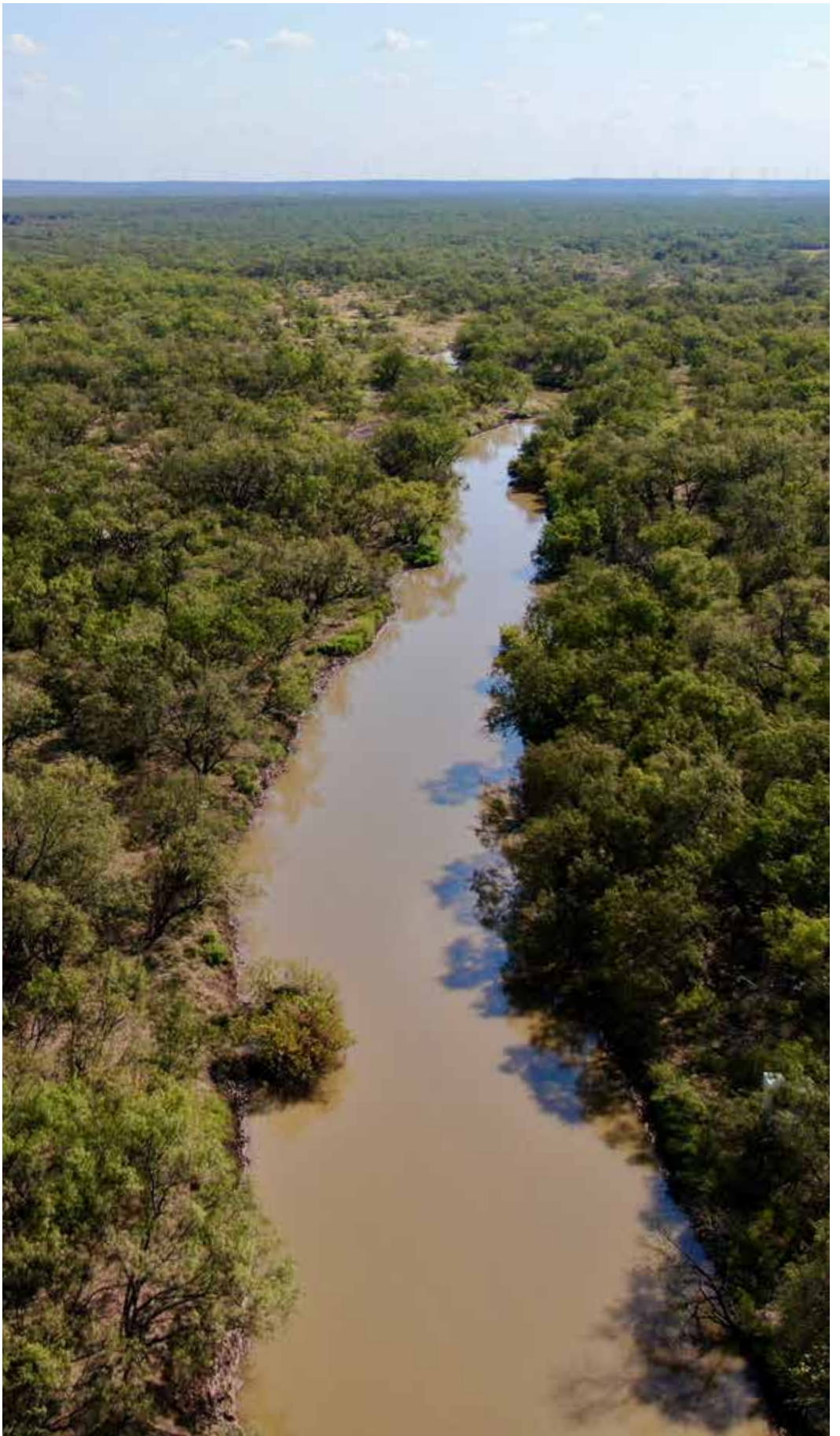
The terrain of the ranch is diverse, ranging from productive level bottom land to gently rolling hills to dramatic ridge lines with 30 mile mesa views. Elevation changes across the property reach up to 130 feet, with the highest point at 1,560 feet above sea level. The ranch drains well, with over 2 miles of seasonal Saddle Creek meandering through the ranch, as well as several miles of unnamed creek bottoms and natural drainages. Upland areas contain limestone and claystone outcroppings, while lower-lying areas feature soils such as Nuvalde, Mereta, Rowena Clay Loams, and Reap-Leeray complex. Vegetation is primarily mature mesquite trees with native brush, scattered cedar, several live oaks, and large cedar elms in the creek bottoms.

WILDLIFE

In recent years the ranch's deer herd has been well managed with selective culling. There are whitetail deer, turkey, and hogs on the property. The dove hunting is reported to be good at the ponds as well as the food plots. It is not uncommon to see several coveys of bobwhite quail while driving through the ranch. There are also free-ranging axis and blackbuck that are occasionally seen on the ranch.







WATER RESOURCES

The ranch has ample surface water, consisting of 9 stock ponds, the largest being 1.5 acres in size. Saddle Creek, which traverses the property from south to north, holds an additional 2-3 acres of water in several pools long after rains, adding to the already abundant water sources for wildlife. Saddle Creek has several locations that would make excellent candidates for future lake sites. The ranch has nine water wells: four with electric submersible pumps and pressure tanks, and five solar-equipped wells with 1,500-gallon storage tanks. A network of 10 concrete troughs is supplied by buried PVC pipelines. In addition, the ranch has a meter with Millerview-Doole Water Supply Corporation at the CR 346 entrance.

IMPROVEMENTS

At the center of the ranch lies the original headquarters, which includes an older 3-bedroom ranch house (built in the 1950s), several barns and outbuildings, and steel working pens suitable for a large-scale cattle operation. North of the pens is a simple hunter's camp featuring a 1 bed/1 bath cabin with a wraparound porch, a bunkhouse, bathroom/shower house, and a deer cleaning station. Fencing includes approximately nine miles of high fence, 5.5 miles of low perimeter fence, and nine miles of interior fencing dividing the ranch into seven pastures for rotational grazing. Over 30 miles of improved ranch roads provide excellent access throughout the property. Single-phase electricity is available on-site. There are 14 deer blinds, 14 spin feeders, 14 protein feeders, as well as a bulk feed silo, which will convey with the sale.







MINERALS

The seller estimates ownership of approximately 25% of the mineral estate. Mineral rights, including all wind, water and solar rights will convey with an acceptable offer. There is no current oil and gas production or active lease in place.

TAXES

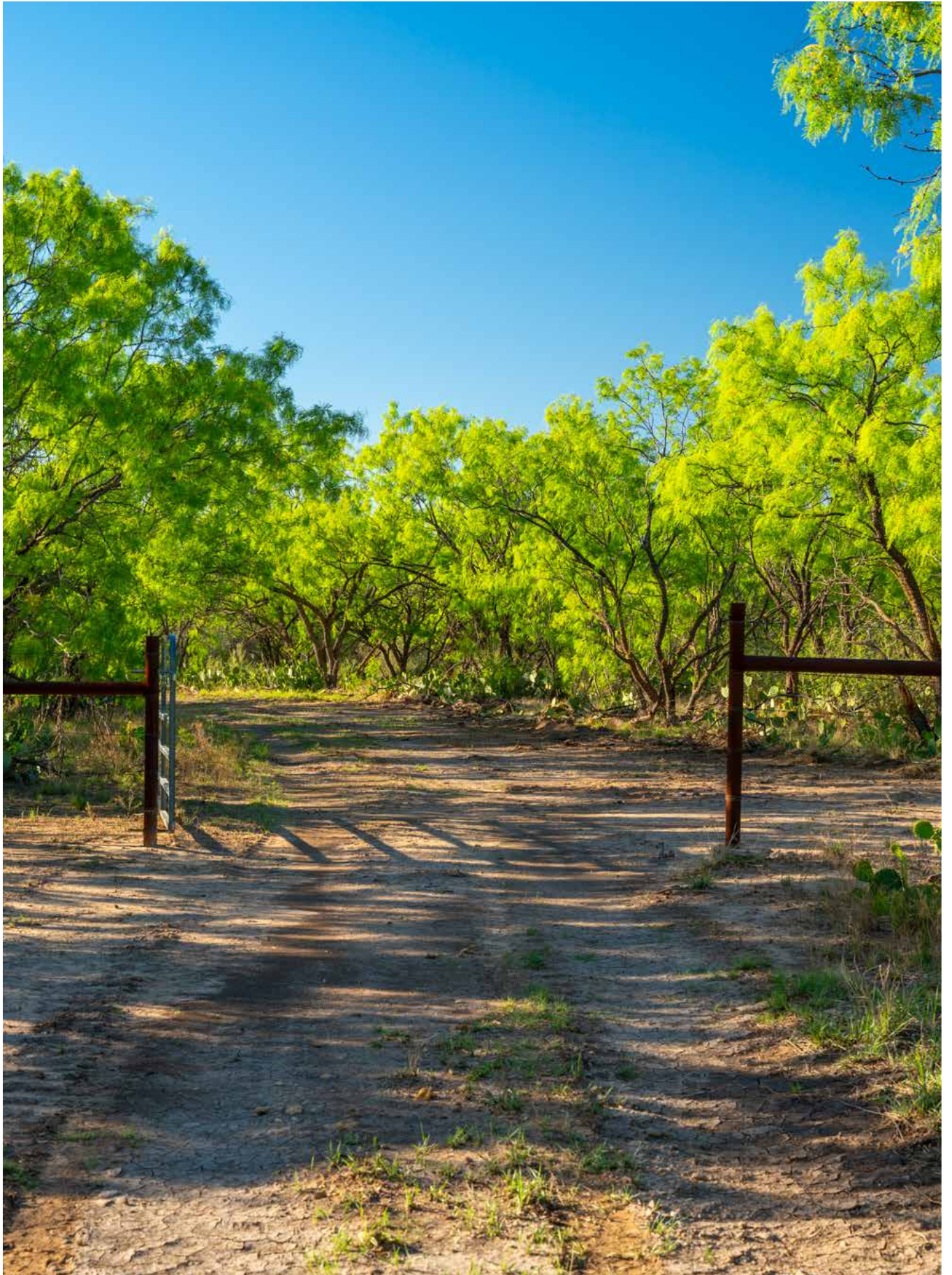
The ranch is appraised for ad valorem taxes under 1D1-Ag/Wildlife Management valuation on its open space. Sellers have filed all paperwork for Wildlife Tax Exemption for 2025 forward.

AREA HISTORY

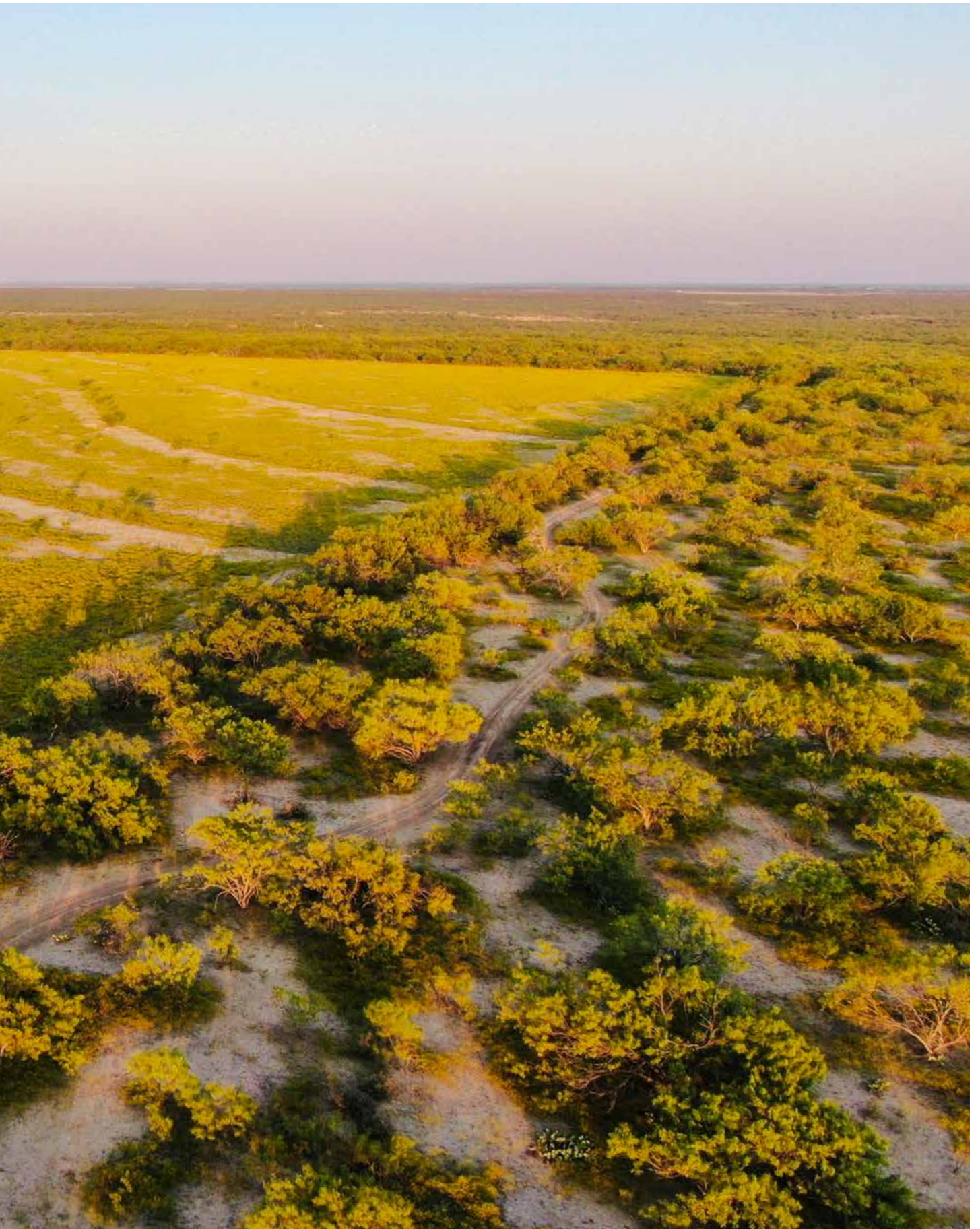
Established in 1856 and named after Texas Ranger and U.S. Marshal Benjamin McCulloch, McCulloch County lies in the geographic heart of Texas. The region has long been shaped by its rugged ranching heritage and agricultural roots. Once inhabited by the Tonkawa, Lipan Apache, and Comanche tribes, the area was valued for its abundant wildlife, fertile habitat, and dependable water sources. By the late 1800s, settlers were drawn to the county's rolling grasslands and rich soils—ideal for raising sheep, goats, and cattle. Brady was named the county seat in 1876, and the area soon became a hub for wool and mohair production. Between 1920 and 1930, McCulloch County experienced rapid growth in poultry, cattle, and cotton production—gaining national recognition for its annual turkey trot and earning the nickname “The Turkey Center of the Universe”. Today, McCulloch County remains deeply rooted in its frontier legacy—a place where ranching traditions thrive, small-town values endure, and wide-open spaces offer lasting opportunity for agriculture, hunting, and recreational

OTHER INFORMATION

The property is available in its entirety or may be subdivided. Please contact the listing brokerage for more details.













LA GLORIA LAND CO

Buena Vista Ranch