

REAL ESTATE

CROSS BAR LAND Co. REAL ESTATE



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BRADY

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John Allen 830-703-0401  
HOUSTON  
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325-942-1188

NEW LISTINGS

★**Showplace home**—The White Mansion, masterfully built in 1908, great architectural features. Handcrafted maple and walnut floors, 3 fireplaces, 3 ovens, granite counters, beveled glass. Three bedrooms in main house, each has a private bath. Guest apartment and guest cottage. Large entertainment building. Excellent for home or B&B. **\$397,000**  
★**35 acres very near Brady**—Stock pond, great bird hunting, some deer, mostly farmland.  
★**2111 Stanton**—1,900 sq. ft. brick home, fireplace, 3BR/2BA, sunroom, storage, oak shaded, great location. **\$169,900** Move in ready!  
★**Cabin on 13 acres Mercury**—Off the grid, solar power, water well, creek, wooded, wind turbine, numerous outbuildings. Cool and unique place. **\$95,000**  
★**Riverfront home on 75 acres**—Beautiful log home with views of the San Saba River Valley. River frontage on deep water, big shade trees and much more. Call for details.  
★**131 Lakeview Dr.**—Actual lake home with super view of Brady Lake. Brick 3BR/2BA, CH/CA, fireplace, granite, tile floors, in 5th year. Floating boat dock, metal shop building with electricity. Put it on your list to check this out! **\$299,000**

HOMES

★**Great neighborhood**—1,826 sq. ft. attractive home at 121 Parkview. 3BR/2BA, Corian counters and breakfast bar, fireplace, landscaped and privacy fenced backyard. **\$159,500**  
★**One of the best prices in town for a 4BR home!** And it has **new outside and inside AC units!** Brick, 2BA, in excellent condition. 1002 Sagemont. **\$99,000**  
★**Classic home on hill in Mason**—Imposing 2-story masonry home with pillars, two wrap-around porches, new flooring, 1/2 acre lot. **\$259,000**  
★**Good neighborhood**—Well built and designed brick 2-story at 1600 S. China. Master bedroom downstairs, brick fireplace, oak floors, lots of storage, 2 shaded lots. 4BR/2BA with 2,182 sq. ft. **\$199,500**  
★**21202 S. High**—Choice home in a very good neighborhood. Brick home on slab foundation in excellent condition, 3BR/2BA with living room and den and large deck. Granite counters, tile floor in kitchen, easy clean double windows, sun room, and more! **\$485,000 \$172,900**  
★**127 Rochelle St.**—Great lake home. Split design bedrooms and open living area. Extra sun room, office or whatever room. This home has a floating dock that is large enough for a great little dinner party at sunset! Call for an appointment. **\$185,000**  
★**1205 Live Oak**—2,066 sq. ft. 3BR/2BA, CH/CA, brick with metal roof, two vehicle carport, utility, dining, large living with fireplace. Great deal with little thru traffic. **\$157,900**  
★**Historic 2-story home in Menard**—3BR/2BA, gazebo, good neighborhood, fireplace, wrought iron fence. **Just \$119,000**  
★**805 Poplar**—2 or 3BR/1BA with large kitchen, appliances convey. Hardwood floors, fireplace and fenced backyard. Great covered patio for entertaining! Storage building with wood flooring and electricity. **\$69,000**  
★**1600 N. Walnut**—Good home buy! 3BR/2BA partial brick, large yard, CH/CA. **\$69,000 as is**  
★**Nice affordable home in good condition at 907 W. 4th**—3BR/2BA, fairly new flooring, parking for several vehicles, large shade trees. **\$65,000**  
★**206 N. College**—Home with guest cottage. Large producing pecan trees, comfortable 2BR/1BA home in good condition plus cottage for income or extra living space. **\$65,000**  
★**2 lots**—293 acres on Old Nine Road. **\$3,900 for both**

HOMES WITH ACREAGE

★**41 acres**—2BR/2BA home and guest house, 1,680 sq. ft., fireplace, CH/CA, all new, groomed, excellent fences, creek, foodplots. Can't be fixed up anymore! **\$449,000 \$430,000**  
★**Beautiful brick home on 4 acres**—2,334 sq. ft. built in 1996, 4BR/3BA, oak wooded and tastefully landscaped, many amenities. **\$295,000**  
★**Custom Home on Hilltop on 10 acres**—Nicely done home with gourmet kitchen, wood flooring, custom bathroom tile work. Secluded and gorgeous home site. **\$350,000**  
★**160± acres McCulloch Co. with home**—High on a hill sits a home with 20-mile views. It could be yours! All you could want in a home, plus 2 good stock ponds, good fencing, deer, turkey, and quail. Shown by appointment.

WATERFRONT PROPERTIES

★**River Front**—15 acres in Menard County. Beautiful property with large pecan trees, lush river frontage, windmill, lots of game. Great family retreat.  
★**127 Rochelle St.**—Great lake home. Split design bedrooms and open living area. Extra sun room, office or whatever room. This home has a floating dock that is large enough for a great little dinner party at sunset! Call for an appointment. **\$185,000**  
★**480 acres on the San Saba River**—This place has it all! Big trees, hills, good wells, large stock pond, new cabin, fertile field, loaded with game.

WATER FRONT PROP. (con'd)

★**950 acres near Fredericksburg with 2 creeks!!** Numerous springs make gorgeous water holes on this ranch. Newer rock home, rock gazebo, new metal shop. Gorgeous ranch! **\$4.89M Will divide!**

RANCHES AND ACREAGE

★**10 or 20 acres north of Placid on Homestead Ln.**—Oak covered, water and power on site. **\$4,800 Reduced to \$4,700 per acre**  
★**30 acres Gillespie Co.**—9 miles from Fredericksburg. 90± acres of land, very scenic, agricultural tax rate. **\$277,500**  
★**36± acres near Ft. McKavett**—Great small hunting tract, heavy brush, good trees.  
★**41 acres**—2BR/2BA home and guest house, 1,680 sq. ft., fireplace, CH/CA, all new, groomed, excellent fences, creek, foodplots. Can't be fixed up anymore! **\$449,000 \$430,000**  
★**47 acres McCulloch and Concho Counties**—Good home sites, oak trees, 2 stock tanks, paved frontage. Good home sites or commercial location. **\$2,400 \$1,995 per acre**  
★**70 acres McCulloch County**—Very nice home site, well wooded with oak trees, stock tank, not far from town. Part of larger property. (Can be divided.)  
★**80 acres Hwy 190 South**—8 miles from town, 2 wells, live oak, residential stock tank. **\$230,000**  
★**100± acres McCulloch Co.**—Rugged and heavily wooded country, very secluded, lots of oaks, etc., water well. **\$2,900 per acre**  
★**101 acres**—Primarily rich fertile farmland, old farm house, well, hillside outcrops.  
★**110± acres McCulloch Co.**—Well, good cultivation, near East Stanton.  
★**156 acres McCulloch Co.**—Seasonal creek from end to end, 90± acres, very little water, 16 ft. **\$1,995 Reduced to \$1,795 per acre**  
★**165 acres McCulloch County**—With two homes, nice views, secluded, part wooded, part productive field land. Package deal with long list of equipment and cattle included. **\$675,000**  
★**203 acres near Voca**—High potential for mineable sand, Hwy. 71 access, joins sand mines.  
★**215 acres Menard Co.**—Water well, windmill, lots of oaks and brush, rocky draw, secluded area. **\$1,850 per acre**  
★**Creek, views, history, rock home**, all in one pretty package. 289 acres, both sides of Brady Creek, elevation, barns, ponds and wells, whitetail and Axis deer, great dove and waterfowl hunting. **\$799,000**  
★**294± acres Concho Co.**—Hills, deep ravines, pond, ADJACENT LAND AVAILABLE. **\$1,600 per acre**  
★**415± acres McCulloch Co.**—3BR/2.5BA 1,900 sq. ft. home, highly improved, scatter oaks, well, stock tank, barns, lot of great extras. **\$2,250 per acre**  
★**480 acres on the San Saba River**—This place has it all! Big trees, hills, good wells, large stock pond, new cabin, fertile field, loaded with game, with over 4,900 ft. of San Saba River frontage.  
★**588 Ruggedly beautiful acres in eastern Concho Co.**—Great hill country, good views, water well and water system, frontage on quiet river. **\$1,600 per acre Will divide!**  
★**850± acre Sand Ranch**—Productive and attractive country in frac sand production area. High volume water wells. Nice home and other improvements. Call for more details.  
★**950 acre ranch near Fredericksburg**—Scenic country with numerous water features, newer rock home, outdoor entertainment area, barn, water wells, elevations, well wooded. **\$4.75 M**  
★**1,000 acres with live water in San Saba Co.**—Beautiful creek with springs, game-fenced ranch, high genetics white-tailed deer plus exotics, grass runway, beautiful scenery.  
★**3,375 acres**—Great ranch with lots of grass, good fences and beautiful water features. Roomy ranch house, cabin, barns, good pens. Good buy at **\$1,750 per acre**

COMMERCIAL

★**Investment Property**—Nice building in a busy location at 602 W. 17th. Has three spaces with three separate electricity meters and bathrooms for three incomes. Income potential over 10%. Up to 14 parking spaces. **\$110,000**  
★**Side Oats Café & Bakery in Menard**—Established business with good volume. Includes brick building, property, equipment, recipes, and the recipes. Award-winning food! **\$350,000**  
★**4101 US Hwy. 71**—18 acres, well, 12x20 office, 120, 280, 480 power, former sand bagging operation, all under shed (40x60). **\$220,000**  
★**301 W. Commerce**—Almost 17,000 sq. ft. of space. Large amount of open area, a garage, four storage areas, two offices, loft apartment. **REDUCED TO \$200,000!!! Owner financing available. MOTIVATED SELLER!**  
★**Excellent commercial building**—Recently remodeled two buildings of 1,600 sq. ft. each, plus extra storage or work space upstairs. High traffic area near bank and Post Office with big display windows. **Each building for \$115,000 or \$219,000 for both! May owner finance.**  
★**Choice commercial property**—Almost two acres under fence. Very high visibility location on Hwy. 87 near Hwy. 71 intersection. Includes attractive commercial building. **\$300,000**

HILL COUNTRY PROPERTIES

CHARLA CARRITHERS, BROKER

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804 South Pine Street

Quick sale of this building—known as the old "Girl Scout Lodge." Could be used as a dance studio, beauty shop or a number of other uses. **\$10,000**

EXCLUSIVE—1502 South Pine Street

This one of a kind property is now on the market! Completely renovated and combines features of this 1933 southern style historic home with a modern flair. The home features 5 bedrooms and 3 baths. Large living room, dining room, den and beautiful kitchen complete with an built-in island. Kitchen features white cabinets with granite counter tops and all new slate appliances. Master bathroom has extra large walk-in shower. Two car garage, fenced-in backyard, separate one car garage/or shop with a small storage room or guest quarters adjacent to it. Beautiful pecan trees on this extra large lot. Hardwood floors and solid wood doors with original glass door knobs are just some of the special features. Wood burning fireplace in living area. Bay windows were original to the home and were constructed of copper. New central heat and air/sprinkler system/new concrete driveway. Please call Charla for an appointment. Owner/Broker

1108 West 12th Street

Lovely property new on the market with close to 3,000 square feet of space. 4BR/3BA home with a beautiful setting. Large oak trees, lovely yard and patio area. Home offers two living areas, kitchen, breakfast area, dining room. Lots of closet space. Immaculate! Call Charla for an appointment. **CONTRACT PENDING**  
Large office/ guest house/ studio, etc. located in backyard with bath has lots of potential for many different things. 3 car covered carport, outdoor storage building, large driveway for additional parking. Unique property. Call Charla for an appointment.

1404 South Bridge Street

Great commercial location. Could be used for a variety of retail purposes. Previously was used as an exercise facility and mirrors will convey with the property. Price reduced to \$82,500!

1200 S. Walnut

Over 2,400 sq. ft. in the heart of town. Now on the market!

1204 Live Oak St.

Priced to sell! This home is in a great neighborhood. 3BR/2BA.

801 W. 15th Street

3BR/2BA home for sale on great street. Beautiful charming exterior with fenced-in yard. New metal roof. Hard wood floors. Needs some TLC on the interior but could be your dream home!

7 Acres on the Brownwood Hwy.

Hwy. 71

11.5 ± Acres on the Brownwood Hwy.

Hwy. 377 North of Brady, water and electricity. Will divide.

For Lease—120 North Blackburn

Commercial building now available on the downtown Brady square! Lots of space for the money. Office space for one or two tenants upstairs. Ready to move-in...can make some alterations with a lease commitment.

807 West 8th Street

Lovely 2 bedroom, 1 bath home. New paint. Hardwood floors, new electrical boxes, sprinkler system, laundry room. Great yard. Beautiful oak trees. Neat and clean. Owner/Broker

906 South Pine Street

2 bedroom, 1 bath home. Nice fenced yard. Storage shed. Carport.

130± acres near Melvin REDUCED!

2BR/1BA farm house, barn, tank, fences in fair condition, electricity.

180± Acres off Mason Highway

Rolling hills, live oaks, lots of wildlife, excellent place to build a home, water well included. Call for details. \$3,500 per acre Broker/Owner

Great Lot on Parkway Drive

Excellent place to build a home. Priced to sell.

Thank you for your business!

REAL ESTATE

9- NINE BAR LAND & CATTLE 9- Ranchers Selling Ranches

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**Meadow Creek Subdivision**- 5 very desirable lots. **Block A, Lot 4&5-\$3500 each. Block B, Lot 1-\$3500. Block D, Lot 2&3-\$3000 each.** Call for more details!

**17.44 Acres**—PRIME LOCATION at the intersection of Hwy. 87 and Hwy. 71. Property borders both highways. Electricity available. Lots of potential here! **\$25,000 per acre**  
**303± Acres**—Highly improved game/recreational/ livestock ranch loaded with trophy whitetails located 20 miles southeast of Brady off Hwy. 71. Perimeter high fencing, bulk feeders & stands, five wells (two irrigation quality), four ponds, wet weather creek. This place also boasts a nice covered **SOLD** door arena, round pen, stalls, everything a horse owner needs! A fine 2-bedroom custom rock home with Saltillo tile, large upstairs master suite and walls of windows that bring the outdoors in rounds out this exceptional property. **\$1,837,500**

[www.BradyStandard.com](http://www.BradyStandard.com)

HELP WANTED

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Seeking caring and dependable people to work in the homes of elderly and disabled clients in Brady & Rochelle. Will assist with preparing meals, shopping, personal care, errands, light housekeeping, and other assigned duties. We offer flexible day, evening, and weekend shifts. Must be at least 18 years of age with a clean criminal background. MUST have reliable transportation. No certifications or prior experience required.

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REAL ESTATE

**10.23 ACRES**, Duval County near San Diego. Electricity, heavy South Texas brush. Deer, hogs, turkey. \$1816 down, \$331/month. (9.9%, 20 years) start your application today!

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AUCTIONS

**COMMERCIAL REAL ESTATE** Auction. Manufacturing facility/warehouse. Pleasanton, TX. 14.7 ± ACRES - 191,350± SQ.FT. Sept 15-10AM. Auction Site: Hampton Inn, Pleasanton, TX. UCJonesSwenson.com. Jones Swenson Auction Marketing. 1-512-261-3838. W.S. Swenson. TX Auction #7809. 10% BP.

LEGAL

**SOCIAL SECURITY DISABILITY BENEFITS.** Unable to work? Denied benefits? We Can Help! WIN or Pay Nothing! Contact Bill Gordon & Associates at 1-800-755-0168 to start your application today!

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NOTICES

NOTICE OF PUBLIC HEARING

The McCulloch County Commissioners Court will conduct a public hearing at its regularly scheduled meeting to consider and to act upon a Resolution (1) to confirm that McCulloch County, Texas, is eligible to participate in tax abatement; (2) to consider the application of Rattlesnake Power, LLC, for the designation of a certain area of McCulloch County, Texas, as a Reinvestment Zone for Tax Abatement to be known as the "Rattlesnake" Reinvestment Zone, establishing

the boundaries thereof, and providing for an effective date; and (3) to consider accepting an Application for Tax Abatement for McCulloch County to enter into a Tax Abatement Agreement with Rattlesnake Power, LLC, pursuant to the provisions of the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code. In determining whether to designate the Reinvestment Zone, the Commissioners Court will consider whether the Magnus Reinvestment Zone described meets the criteria set forth in Texas

Tax Code §312.202 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that the designation would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property to be included in the zone and would contribute to the economic development of McCulloch County. In determining whether to accept the Application for Tax Abatement, the Commissioners Court will consider the

Application in light of the criteria in the McCulloch County Guidelines and Criteria, as in effect or as may be adopted at the public hearing. The public hearing will take place at 9:00 a.m. and again at 6:00 p.m. on Monday, August 17, 2015, at the McCulloch County Courthouse, 199 Courthouse Square, Brady, TX 76825. All interested persons may appear and present testimony and evidence regarding designation of the Reinvestment Zone and acceptance of the Application for Tax Abatement.

"Lord, you establish peace for us; all that we have accomplished you have done for us." - Isaiah 26:12