

# \$7,995,000 - 2230 Rr 1871, Junction

MLS® #1475902

## \$7,995,000

1 Bedroom, 1.00 Bathroom,  
Farm Ranch on 960 Acres

N/A, Junction, TX

FIRST TIME EXCLUSIVE LISTING. 960 +/- ACRES WITH APPROX. 4,000 FEET OF LLANO RIVER FRONTAGE. This is the BEST premier Llano River ranch probably ever offered on the Llano River. This section of the river is known as the famed "BLUE HOLE" known for its deep holes of aqua blue water. Outstanding hilltop views. The entire ranch is high fenced on 3 sides excluding the river frontage. A 412-acre release site is entirely game fenced with a 7-acre high-fenced breeding trap for whitetail or exotics. 1,800 +/- square foot hunters' cabin with an expansive 800 square foot covered patio. Equipment barn and pens. 2 water wells, stock tank, food plots, electricity & telephone. 6 blinds, 4 feeders, 2 protein feeders and several small tanks and troughs are included. The ranch has paved frontage on county-maintained Ranch Road 1871. Topography is dynamic with gentle rolling to level and steep with great tree and brush coverage ideally suited for wildlife habitat. The property has also been under an extensive wildlife management program and is yielding outstanding Boone & Crockett deer. A once-in-a-lifetime opportunity to purchase a symbolic piece of the Texas Hill Country. VIDEO:  
<https://www.youtube.com/watch?v=PWhrgu6u0q4&feature=youtu.be>



Built in 2015

## Essential Information

MLS® #	1475902
Price	\$7,995,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Acres	960.00
Year Built	2015
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

### **Community Information**

Address	2230 Rr 1871
Area	3100
Subdivision	N/A
City	Junction
County	Kimble
State	TX
Zip Code	76849

### **Amenities**

Utilities	Other
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### **Exterior**

Exterior Features	Additional Structures, Storage Building, Fenced, Cross Fenced, River, Holding Pen, Hunting Cabin, Other - See Remarks, Outbuildings
Construction	Metal

### **School Information**

District	Junction I.S.D.
Elementary	Junction
Middle	Junction
High	Junction

### **Additional Information**

Days on Market	79
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### **Listing Details**

Listing Office	Fore Premier Properties
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