

# \$1,523,500 - 491 Kc 276, Junction

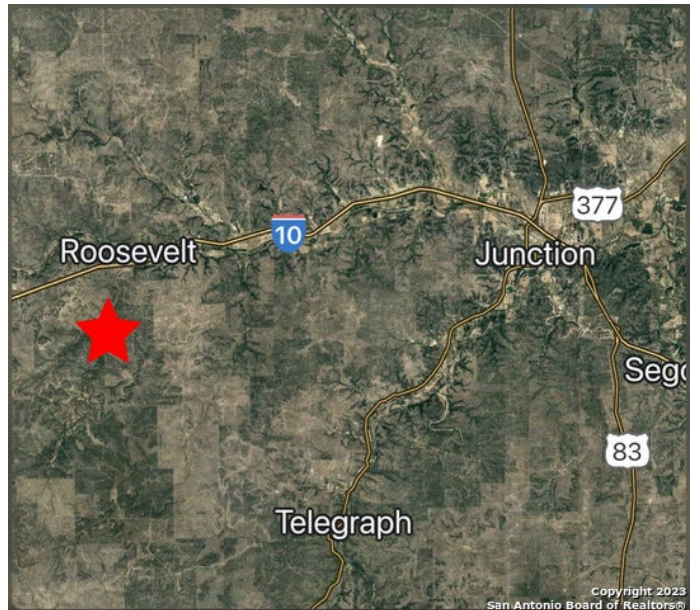
MLS® #1719543

**\$1,523,500**

0 Bedroom, 0.00 Bathroom,  
Farm Ranch on 277.00 Acres

N/A, Junction, TX

The ranch has sloping to rolling topography with good elevation changes. Maynard Creek traverses the property on the western portion, giving this ranch ample amount of ground water. Spring fed and with good water even in this draught. The creek is located on the western edge of the property for livestock and wildlife. The property has low fencing on the west, south and most of north boundaries, with fencing on the far east boundary required. There is a very good water well with 250 gallon storage and power brought into the property with RV hookup. The ranch retains its agriculture exemptions. The property shares boundaries with Maynard Creek Hunting Ranch to the West and South. There is an abundance of wildlife seen on the property including dove, turkey, axis, trophy whitetail, aoudad, hogs, as well as varmints typical for the area. Seller is selling as whole and will not subdivide property nor owner finance. Please note address is approximate and please do not attempt to locate property or you will be trespassing. Listing agent must accompany!



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 1719543     |
| Price     | \$1,523,500 |
| Bathrooms | 0.00        |
| Acres     | 277.00      |
| Type      | Farm Ranch  |

|          |            |
|----------|------------|
| Sub-Type | Farm/Ranch |
| Status   | Active     |

### Community Information

|             |            |
|-------------|------------|
| Address     | 491 Kc 276 |
| Area        | 3100       |
| Subdivision | N/A        |
| City        | Junction   |
| County      | Kimble     |
| State       | TX         |
| Zip Code    | 76849      |

### Amenities

|               |                           |
|---------------|---------------------------|
| Utilities     | Electricity, Solar, Water |
| Is Waterfront | Yes                       |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                       |
| Lot Description   | Ag Exempt, Hunting Permitted, Mature Trees (ext feat), Pasture, Unimproved Water Front, Wooded, Waterfront |

### School Information

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

### Additional Information

|                |     |
|----------------|-----|
| Days on Market | 772 |
|----------------|-----|

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Agent  | Traci Phillips                |
| Listing Office | Homestead & Ranch Real Estate |

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