

\$1,350,000 - 932 Tea Cup, Junction

MLS® #1853642

\$1,350,000

7 Bedroom, 5.00 Bathroom, 2,904 sqft

Farm Ranch on 66.67 Acres

N/A, Junction, TX

Exceptional Hill Country Ranch Estate with a gorgeous Custom home w/ an attached garage that was completed in '22 with the finest craftsmanship, 4 bed/ 2 bath Guest house, huge Workshop (from insulation & HVAC) with Caretaker quarters, attached oversized RV parking pad & a storage building with covered parking! Located at the highly desirable gated Big Draw Ranches, this AG EXEMPT estate spans 66.67 breathtaking primarily level acres. Offering true privacy amongst a lush landscape of wildflowers & native trees that provide cover for wildlife for the hunting enthusiast in a captivating & serene setting! There is only a nominal road maintenance fee. A well-fed pond supports wildlife that include White tail Deer, Axis, Turkey, Doves, Roadrunners & Hogs. Enter through a gated entrance that leads to the impressive home with stone exterior, accented by farmhouse vertical siding, standing seam metal roof & 2 covered patios. Enjoy magnificent morning sunrises, dramatic sunsets & starlit nights beside the stone fire-pit. This extraordinary residence is a balance of rustic elegance with superior artistry! The home encompasses 3 bedrooms, 2 baths with 2,904 sq.ft. of living space & an attached oversized 2 car garage. The home features a light filled Great room with a vaulted ceiling clad with Colorado Milled Aspen, a wood burning stove, stained concrete floors & large windows to take in the wildlife & splendor of the property with stunning views of "Tea



Cup Mountain"! Open concept of Kitchen with Dining & Living area makes this an ideal layout for entertaining & relaxation. Gourmet Kitchen features custom cabinets, granite counters & a breakfast bar hand-crafted of mesquite. Woodwork throughout the home is hand made by 1 cabinet maker with Solid hardwood of Knotty Alder for Kitchen cabinetry, Entertainment center, Bookcase, Mud/Laundry room, Bath cabinets & Guest room Murphy bed. Interior doors of Solid hardwood Knotty Alder. Accent walls in the Primary Suite & 3rd bedroom (used as an office) are rough bandsaw cut Colorado Pine. The luxurious Owner's retreat with 5-piece spa en-suite is a serene sanctuary! 2 spacious secondary bedrooms share a bath. The guest house is situated to afford privacy to the principal residence with a natural tree line. Custom built 2017 Palm Harbor "Big Bend" manufactured home with 4 bedrooms, 2 baths with 2,223 sq.ft. is filled with natural light! Open plan layout with living room featuring a wood burning stove. A fully outfitted kitchen to meet all your guests needs. Inviting Primary bedroom with oversized 5 piece en-suite. Finished with an outdoor deck & a fenced area planted with fruit trees. Upgrades: spray foam insulation under the home, replaced water heater, HVAC upgraded, insulation package and double pane windows. For all your projects & toy storage is a 26x60 Metal Workshop, adjoining caretaker's quarters & attached 26x40 covered RV port with outdoor sink. Improvements: foam insulation, electrical, HVAC/Heat pump. There is a game cleaning station next to the workshop. Hunting blinds, on demand & timed feeding stations are provided for wildlife. Well yield of 20+ GPM with water level 114 ft. below land surface. Well & Pump house system upgrades, & a 2,800-gallon concrete holding tank. Residence & Guest house have dedicated Generac Generators, each supported by Propane

Tanks. Residence, Guest house & Workshop with water softeners. Perimeter Fencing- five sides have 4 or 5-foot fencing, the Eastern side has posts with barbed wire. This remarkable Estate provides the consummate setting to entertain guests, hunt & experience the pleasure of the Hill Country while creating everlasting memories! This property offers unsurpassed features: an extraordinarily crafted main residence, impeccable guest house, workshop with caretakers quarters plus a storage structure! Located 8 miles from Junction, 1 hr. to Kerrville & Fredericksburg, 45 min. to Mason, 1 1/2 hrs. to Boerne & just under 2 hrs. to San Antonio!

Built in 2021

Essential Information

MLS® #	1853642
Price	\$1,350,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,904
Acres	66.67
Year Built	2021
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	932 Tea Cup
Area	3100
Subdivision	N/A
City	Junction
County	Kimble
State	TX
Zip Code	76849

Amenities

Utilities	Electricity, High Speed Internet
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Exterior

Exterior Features	Additional Structures, Fenced, House, Outbuildings, Detached Quarters, Garage, Manufactured Home, Storage Building, Satelite Dish, Workshop
Lot Description	Pasture, Wooded, Ag Exempt, Hunting Permitted, Partially Wooded, Mature Trees (ext feat), Secluded
Construction	Frame

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	218
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Listing Details

Listing Agent	Jean Benz
Listing Office	JB Goodwin, REALTORS

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