

\$995,000 - 1446 Big Draw Dr, Junction

MLS® #1864495

\$995,000

3 Bedroom, 2.00 Bathroom, 2,110 sqft

Farm Ranch on 64.00 Acres

N/A, Junction, TX

Welcome Home to Meadow Rock Ranch 64+/- acres. This very well maintained residence with custom/personal touches throughout is a property that you need to see. Starting with a Tilson built Austin Stone, Hardy Board house thats 2110 sqft with gutters. The house has covered front and back porches and a custom rock garden that has a french drain in front of the house. The house has nice features throughout, with tile backsplash kitchen, a oversized kitchen island that has a stacked stone veneer for an added touch, quartz counter tops throughout, vaulted ceilings with Cedar beams, the fire place is Austin Stone with an live Edge Aromatic Red Cedar Wood Mantel. Unique feature wall in the Primary Bedroom with a 4ft x 10ft Double Head walk-in Shower. An 18ft x18ft large vaulted covered sitting area which leads out to a custom fire pit area, a fenced in backyard, while your looking at a large deep water pond. The heavy timber Cedar Wood Columns tie the front and back porches together. As you make your way out the left side of the backyard, you'll see an above ground 24ft round, 54 inch deep Garvin Brand Swimming Pool. It has a really nice heavy duty built wooden deck, large enough to have table and chairs for long and comfortable times while using the pool. On the other side of the house to your right when you drive up to the house there is really nice enclosed raised bedding for plants area. Next to the bedding area is a nicely done green house with timed watering features. It's a really nice addition for



those who have a green thumb. After that you head over to the 30ft x 50ft Double Lean Too Shop with double roll up doors, completely concreted floors, two custom large lofted storage areas. A full utility 288 sqft. Apartment that features a bathroom, shower, washer/dryer area, AC and Heating. On one side of the Shop it is set up to park a RV, 5th wheel, with full hook up amenities. 50 amp power, water and black water hook up. The other side of the shop is for tractor and equipment storage. When you head back to the house you will notice at the back corner of the backyard a BBQ area under some nice Live Oak Trees. There is a full RV hook up area there too. 50 amp breaker, water, and blackwater hook up. For hunting there is free ranging big game animals including Whitetail deer, Hogs, Rio Grande Turkey, occasional Exotics, Dove, & Quail. There is a full service covered, electric, water with sink, concrete floor cleaning station. The property is under wildlife evaluation. Location: Kimble County/Junction, TX Double Draw Ranch is 15 minutes northeast of Junction, TX. 1 hour from Kerrville, TX. 1 hour 45 minutes from San Angelo, TX. 2 hours from San Antonio, TX. 2 hours and 30 minutes from Austin, TX.

Built in 2019

Essential Information

MLS® #	1864495
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,110
Acres	64.00
Year Built	2019
Type	Farm Ranch

Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	1446 Big Draw Dr
Area	3100
Subdivision	N/A
City	Junction
County	Kimble
State	TX
Zip Code	76849

Amenities

Utilities	Electricity, Water, High Speed Internet, Other
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Exterior

Construction	Other, Brick/Stone, Frame
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School Information

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

Additional Information

Days on Market	178
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Listing Details

Listing Agent	Gregory Mckinney
Listing Office	Plumley Realty

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