

\$730,000 - 1155 Razor Ridge Rd, Junction

MLS® #1864514

\$730,000

3 Bedroom, 2.00 Bathroom,
Farm Ranch on 76.00 Acres

N/A, Junction, TX

The Rolling Hills Ranch 76 +/- completely fenced for livestock in Junction Tx. Has long ranging views, with a nice 1200 sqft. 3 bedroom, 2 bathroom house, the roof has been replaced on 7-1-2025. The 12ft x 32ft covered porch/deck metal roof has been replaced with new material on 7-1-2025. The house elevation is 1940ft, with a 100 ft.elevation change to the lower part of the ranch. Which promotes the long ranging views for a nice sit on the porch/deck in the morning, day, & evening. The view from the porch faces the North so, no West sun to worry about while your looking at the views. The house has original wood floors that are in really good condition. With a large kitchen, small breakfast area, dinning and a washer/dryer area. The ranch is very well maintained with nice clearing in the lower section of the property for quality hunting areas. Big game in the area are Whitetail Deer, Hogs, Rio Grande Turkey, and occasional Exotics. As your heading to the lower area down a well maintained road, on either side tucked away are two areas that are described as bowls. You you do some clearing in the two areas it will add to the recreational aspect of the ranch. If you decide to add another house to the ranch, there is a place on the ranch that has been cleared and somewhat leveled and has 40 mile views and is a premium spot for a forever home. The ranch has a variety of trees such as Oaks, Live Oak, Pecan, Cedar, and Mesquite trees. Two Connex Storage Containers, Several



Hunting Blinds & Feeders, Furniture in the house, Cleaning Hoist, and a Polaris UTV convey with the sale of the property. Making it a true turnkey ranch. 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.

Essential Information

MLS® #	1864514
Price	\$730,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	76.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	1155 Razor Ridge Rd
Area	3100
Subdivision	N/A
City	Junction
County	Kimble
State	TX
Zip Code	76849

Amenities

Utilities	Cable TV, Electricity, High Speed Internet, Water
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School Information

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

Additional Information

Days on Market 178

Listing Details

Listing Agent Gregory Mckinney

Listing Office Plumley Realty

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