

# \$4,950,000 - 13105 I-10 Service Rd, Junction

MLS® #1892811

**\$4,950,000**

4 Bedroom, 2.00 Bathroom, 1,500 sqft

Farm Ranch on 635.00 Acres

N/A, Junction, TX

Skyview Ranch offers a premier recreational and ranching experience on 635 acres in the heart of the Texas Hill Country. Situated just 15 minutes from Junction and easily accessible via Interstate 10 frontage road, this turnkey ranch features exceptional land improvements, outstanding wildlife diversity, and an established infrastructure that supports hunting, ranching, and outdoor recreation. The ranch consists of approximately 585 acres under high fence and an additional 50 acres under low fence. One of its most defining features is the extensive cedar clearing that has been done across the rolling hilltops, showcasing the large oak trees and thriving native grasses throughout the entire ranch. The topography across Skyview Ranch is diverse and scenic, with rolling hills transitioning into wooded canyons and draws, providing both excellent wildlife habitat and panoramic views. The property feels expansive, yet the layout allows for easy navigation via a network of improved roads that wind through oak groves and across picturesque ridgelines. A standout recreational and hunting destination, the ranch is home to a wide variety of game including Whitetail deer, Red and White Stag, Fallow deer, Aoudad, Blackbuck, Oryx, and wild Turkey. Hunting infrastructure is already in place with multiple like-new tower blinds, feeders, and two 4.5-ton feed bins. A 50' x 100' storage shed provides ample room for equipment and feed, and a walk-in cooler with



an attached cleaning station is housed in a converted shipping container near the headquarters area. Water resources are well established with four water wells and multiple gravity-fed troughs positioned throughout the property, ensuring reliable access for wildlife and livestock. Skyview Ranch is also aviation-ready, featuring a 2,500-foot paved and lighted runway in excellent condition. The airstrip is registered under identifier 7TA6 and is directly connected to a barndominium hangar, offering convenient access for private aircraft. The main lodging on the ranch features a 1,500 sq. ft. barndominium with 4 bedrooms, 2 bathrooms, and porches on two sides. A three-car carport is attached, along with direct access to the aircraft hangar. The outdoor living space has been thoughtfully developed with a crushed granite entertaining area and firepit adjacent to the front patio. Two additional homes provide expanded accommodations for guests or ranch staff, and a keypad-controlled gate ensures secure and private entry off the paved frontage road. Skyview Ranch stands out in the region for its combination of natural beauty, practical infrastructure, and thoughtful land stewardship. The cedar clearing efforts have transformed the landscape, creating open grasslands and showcasing the mature oaks that define the Hill Country. With strong water resources, diverse game, and quality improvements already in place, this property is ready for immediate use-whether as a recreational getaway, working ranch, or both. Its location just off I-10 and private airstrip access make it as convenient as it is capable. Skyview is the kind of ranch you can step into and start enjoying on day one.

## **Essential Information**

MLS® #

1892811

|                |             |
|----------------|-------------|
| Price          | \$4,950,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,500       |
| Acres          | 635.00      |
| Type           | Farm Ranch  |
| Sub-Type       | Farm/Ranch  |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13105 I-10 Service Rd |
| Area        | 3100                  |
| Subdivision | N/A                   |
| City        | Junction              |
| County      | Kimble                |
| State       | TX                    |
| Zip Code    | 76849                 |

### Amenities

|           |                    |
|-----------|--------------------|
| Utilities | Electricity, Water |
|-----------|--------------------|

### School Information

|            |               |
|------------|---------------|
| District   | CALL DISTRICT |
| Elementary | Call District |
| Middle     | Call District |
| High       | Call District |

### Additional Information

|                |    |
|----------------|----|
| Days on Market | 79 |
|----------------|----|

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Agent  | Joey Bellington                  |
| Listing Office | Whitetail Properties Real Estate |

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