

\$1,059,900 - 482 Wingert Rd, Junction

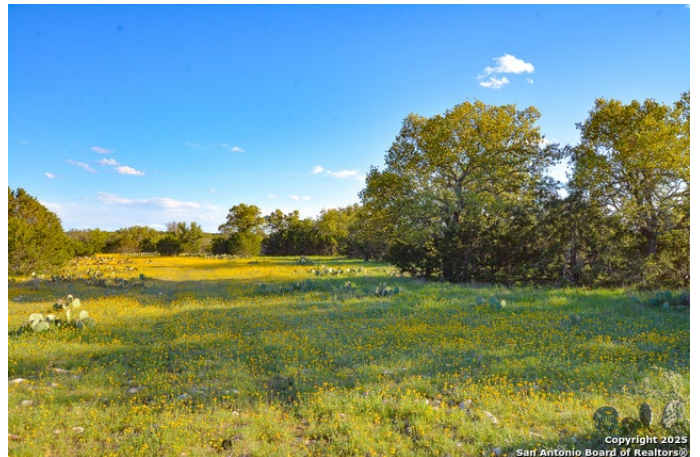
MLS® #1893199

\$1,059,900

2 Bedroom, 1.00 Bathroom,
Farm Ranch on 165.00 Acres

N/A, Junction, TX

Welcome home to Whistling Oaks Ranch, located in the highly coveted Segovia area of the Hill Country. Featuring 165 acres of prime recreational land, this beautiful property offers endless opportunities to enjoy the outdoors-all within a short drive from town and accessed via a paved county road, just 15 miles southeast of Junction, TX. Conveniently located in the heart of the Hill Country, the ranch also offers easy access to several of Central Texas's most desirable destinations-just 40 miles from Kerrville, 50 miles from Fredericksburg, 100 miles from San Antonio, and 130 miles from Austin. Featuring stunning oaks in their thousands, mixed in areas with the perfect amount of juniper and other brush conducive to holding game. A comfortable 2/1 home of approximately 1,250 sqft offers a place to unwind at the end of the day, and is situated within a fenced yard and complimented by amenities such as multiple storage buildings for your gear and a large barn/workshop with ample covered parking attached. A windmill well is in place as well as electricity, and cell reception is available everywhere on the ranch. Access around the acreage is made easy due to the well-maintained and thoughtfully-designed trail system meandering through the hills, open meadows, and thicker brush & timber and traversing the nearly half mile of wet-weather creek bed in several places. You'll be amazed at the long-distance views from the higher hills on the



property - a primary motivation for anyone searching for property in this area. The ranch is fully perimeter fenced with above-average low fencing. Hunting opportunities in this area are vast, with multiple native and exotic species including whitetail, axis, fallow, dove, and turkey.

Built in 1995

Essential Information

MLS® #	1893199
Price	\$1,059,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Acres	165.00
Year Built	1995
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	482 Wingert Rd
Area	3100
Subdivision	N/A
City	Junction
County	Kimble
State	TX
Zip Code	76849

Amenities

Utilities	Electricity, Water
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School Information

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

Additional Information

Days on Market 78

Listing Details

Listing Agent Joey Bellington

Listing Office Whitetail Properties Real Estate

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