

\$7,800,000 - Tbd Fm 2169, Junction

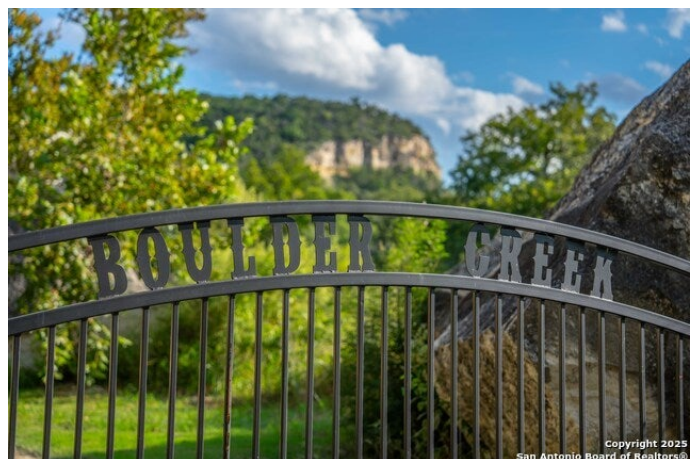
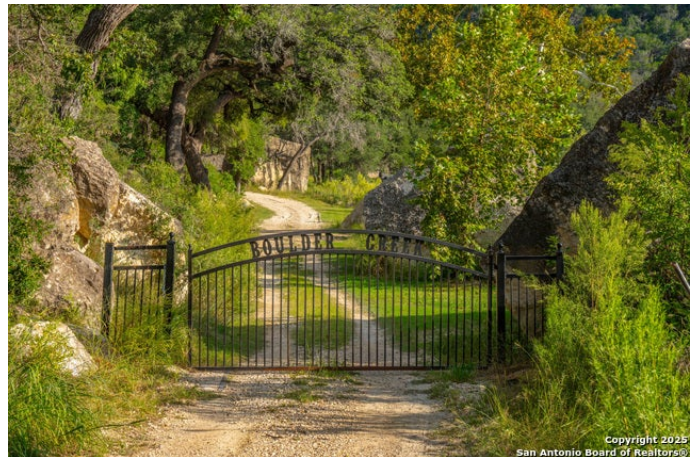
MLS® #1913521

\$7,800,000

4 Bedroom, 3.00 Bathroom, 3,000 sqft
Farm Ranch on 309.00 Acres

N/A, Junction, TX

Boulder Creek Ranch encompasses 309 acres in the heart of Kimble County, offering live water, dramatic terrain, and a main ranch house set high above the Johnson Fork. Located about 10 miles southeast of Junction and only a mile off Interstate 10, the ranch provides both accessibility and privacy, with the outer rim of San Antonio just over an hour away. The property is anchored by more than 2,500 feet of frontage along the Johnson Fork Creek. This stretch of water is recognized for its deep blue color and clarity, reaching depths of 10 feet and spanning more than 100 feet across in places. Limestone and chalk bluffs rise over 200 feet above the creek, creating a dramatic contrast between the bright river valley and the rugged high country above. The water supports year-round recreation, from swimming and kayaking to fishing and simply enjoying shaded areas along the banks. The terrain climbs quickly away from the creek, breaking into canyons, ridges, and rolling uplands that connect into the Blue Mountains. From the higher elevations, long views stretch for miles across the Hill Country, capturing both sunrise and sunset. The land possesses great native habitat for thriving wildlife, with whitetail, axis, and turkey calling the ranch home. The main home sits atop one of the ranch's most prominent ridgelines, a 3,000 square foot residence with four bedrooms and two and a half bathrooms. Warm wood finishes, vaulted ceilings, and an open layout create a



welcoming interior. The upstairs bedrooms overlook the great room below, and the wide porch frames views of the Johnson Fork and the valley directly beneath. A detached two-car garage and a two-car carport enclosed on three sides provide covered parking and storage. A 591 square foot river cabin offers additional lodging near the water, with one bedroom, one bathroom, and a covered porch. This cabin serves well as a guest house or as a hunter's cabin for extended stays. Two water wells supply the property, supporting household and ranch use. A network of internal roads extends throughout the property, with the main road paved all the way to the hilltop residence and additional trails providing access to the creek, canyons, and elevated vantage points. Boulder Creek Ranch reflects the best of the region's character: clear live water, towering bluffs, and wide-open views across the Hill Country. Its combination of improvements, live water frontage, and size make it well suited for recreation, hunting, or a long-term residence within easy reach of Junction, San Antonio, and Kerrville.

Essential Information

MLS® #	1913521
Price	\$7,800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,000
Acres	309.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	Tbd Fm 2169
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	25
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Listing Details

Listing Agent	Joey Bellington
Listing Office	Whitetail Properties Real Estate

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