

\$1,500,000 - 397 Double Draw Dr, Junction

MLS® #1709404

\$1,500,000

3 Bedroom, 2.00 Bathroom, 2,200 sqft
Farms and Ranches on 130.00 Acres

N/A, Junction, TX

Owner Financing Available for as low as 6% interest rate The Double Draw Home Place is located in the Texas Hill Country, and is situated in Kimble County on the outskirts of Junction, TX off of FM 377. The Ranch is 7 miles from Junction, about 1 hour to Fredericksburg, 1 hour to Kerrville, 1 1/2 hours to Boerne, 2 hours to San Antonio, and 45 minutes to Mason. The owner has put everything in place for years of enjoyment, memories, hunting, gatherings, and social events. The ranch offers 30 to 40 miles in depth views (this area is known for some of the best views in Junction) with a Tilson Home constructed in 2020 that has a dual serviced Front Porch that serves as a Car Port and also a large area for a social event. A 30x80 concrete floor Four Bay Metal Shop, 2 miles of chip seal road leading to the home, a large 12 ft deep Pond, a robust Pumping station to support 4000ft of water lines going to water stations for the Quality White Tail Deer and Genetic Axis, Blackbuck, Sika, Fallow, Aoudad, Rio Grande Turkey, etc. makes this a unique property. The property has been meticulously cleared for big game and wildlife. A nice blend of hardwood trees such as Live Oaks, Red Oaks, White Oaks, Mesquite, Elms, etc. are scattered throughout the property that enhances the Hill Country landscape. The property provides rolling terrain with some flat pastures and a couple of draws on the ranch. The owner has a feeding program in place with a local feed store that fills the feeders and



protein distribution feeders every two weeks. There are water troughs put in strategic locations for all of the animals to be able to get to water easily. Whether you're into hunting, a get away from it all, your home, or just wanting to be in the Hill Country, this property will not disappoint.

Built in 2019

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1709404
List Price	\$1,500,000
Sale Price	\$1,300,000
Sale Date	April 24th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	130.00
Year Built	2019
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	397 Double Draw Dr
Subdivision	N/A
City	Junction
County	Kimble
State	TX
Zip Code	76849

Amenities

Utilities Electricity, High Speed Internet, Other, Cable TV, Telephone

Exterior

Construction Other, Brick/Stone

School Information

District	Junction ISD
Elementary	Junction
Middle	Junction
High	Junction