

\$5,100,000 - 1260 Bobby Shelton Ranch Rd, Mountain Home

MLS® #1751761

\$5,100,000

3 Bedroom, 2.00 Bathroom, 1,734 sqft
Farms and Ranches on 850.93 Acres

N/A, Mountain Home, TX

The 851 ranch is a well maintained, private hunting retreat on The Divide in Mountain Home, TX. Located in western Kerr County, this is a region steeped in game ranches and prime hunting. The land features a unique mixture of topography, with Boneyard Draw winding through the property. This provides a wide range of elevations on the ranch, with hilltop views, rolling Hill Country land and deep draws with a variety of trees. Significant clearing and mulching has been done, selectively removing the cedar on most of the property. The perimeter is high fenced, with two high fenced pens (approximately 6.36 acres and 2 acres). You'll also find heavy duty feeder pens and water gaps on the property. The home is situated atop a hill at the rear of the property, providing excellent views over the ranch and beyond. The house is a 3 bedroom, 2 bath, double wide manufactured home with covered porches and a two car carport detached. Nice updates provide comfortable accommodations to the property, with 1,734 square feet of living space. The shop and guest house are just down the hill from the main home. The insulated shop is 40 x 60 with a walk-in cooler, two roll up doors and deer cleaning station. The guest house is 504 sf, and has been nicely updated to accommodate additional guests. You'll also find a hay barn and bulk corn and protein storage in this operational area of the ranch. There are two water wells on the property; Well 1 services the house, other improvements



and wildlife troughs in the area. Well 2 is a solar well and near the western boundary of the property which feeds a surface pond. There's also an old windmill at the pond not currently in operation. Because the ranch has not been commercially hunted, the sellers have built up and maintained a variety of wildlife species, while not allowing overgrazing. You'll find Whitetail, Axis, Fallow, Blackbuck, Scimitar Oryx, Turkey and some Hogs. No MLD, wildlife exemption is currently in place.

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1751761
List Price	\$5,100,000
Sale Price	\$4,700,000
Sale Date	May 17th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,734
Acres	850.93
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	1260 Bobby Shelton Ranch Rd
Subdivision	N/A
City	Mountain Home
County	Kerr
State	TX
Zip Code	78058

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Additional Structures, Barn, Detached Quarters, Exotic Game, Feed Barn, Fenced, Hunting Cabin, Hay Barn, Manufactured Home, Outbuildings, Storage Building, Workshop
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Secluded, Wooded
Construction	Other

School Information

District	Divide ISD
Elementary	Divide
Middle	Ingram
High	Ingram