

River Roost

125 Bradbury Lane

9.453 +/- acres

Kimble County, TX

Water

- South Llano river frontage with senior water rights to the South Llano river
- Water well
- Pond with fountain
- Automatic sprinkler system

Garden/Vineyard

- Vineyard consists of about 40 Temperinillo vines
- Produces approximately 4 cases of red wine per year
- Georgia peach trees
- Raised garden beds

Amenities

- 2BR/1B cottage
- 30'X40' metal barn
- Tractor with attachments to convey with the property
- Traveling irrigation system

Location

Approximately 1 mile south of Junction on Hwy 377

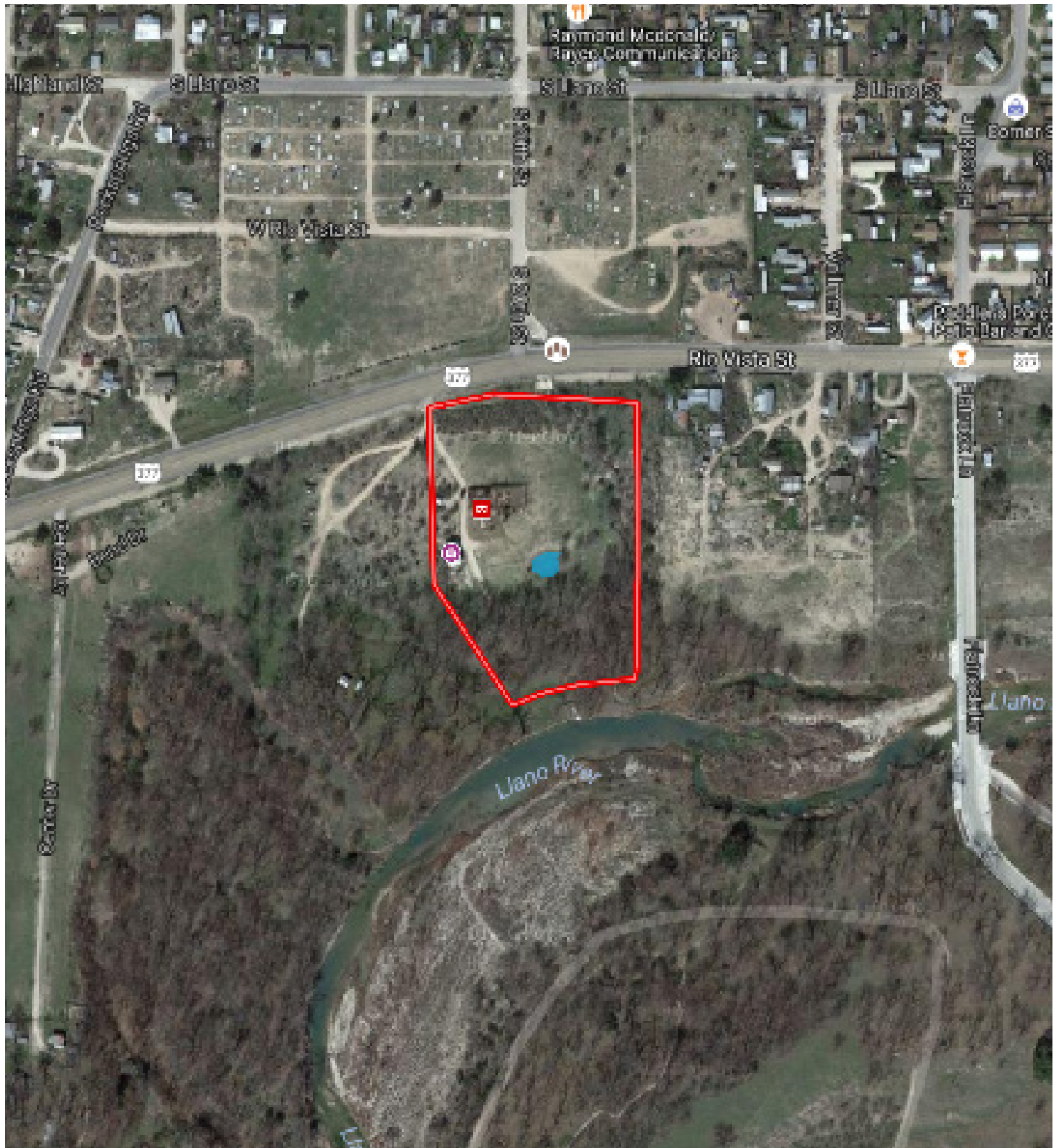
Price

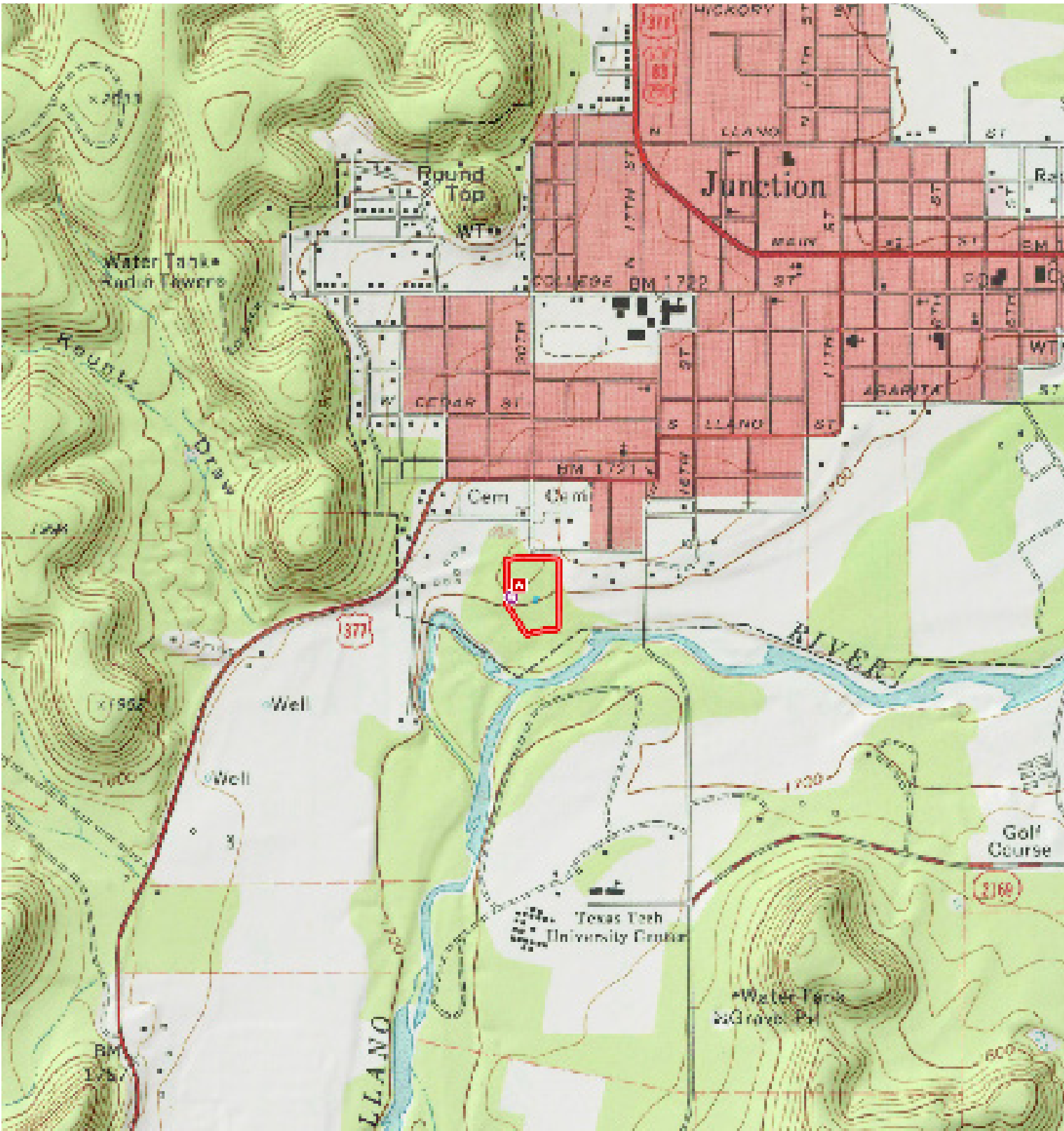
\$625,000

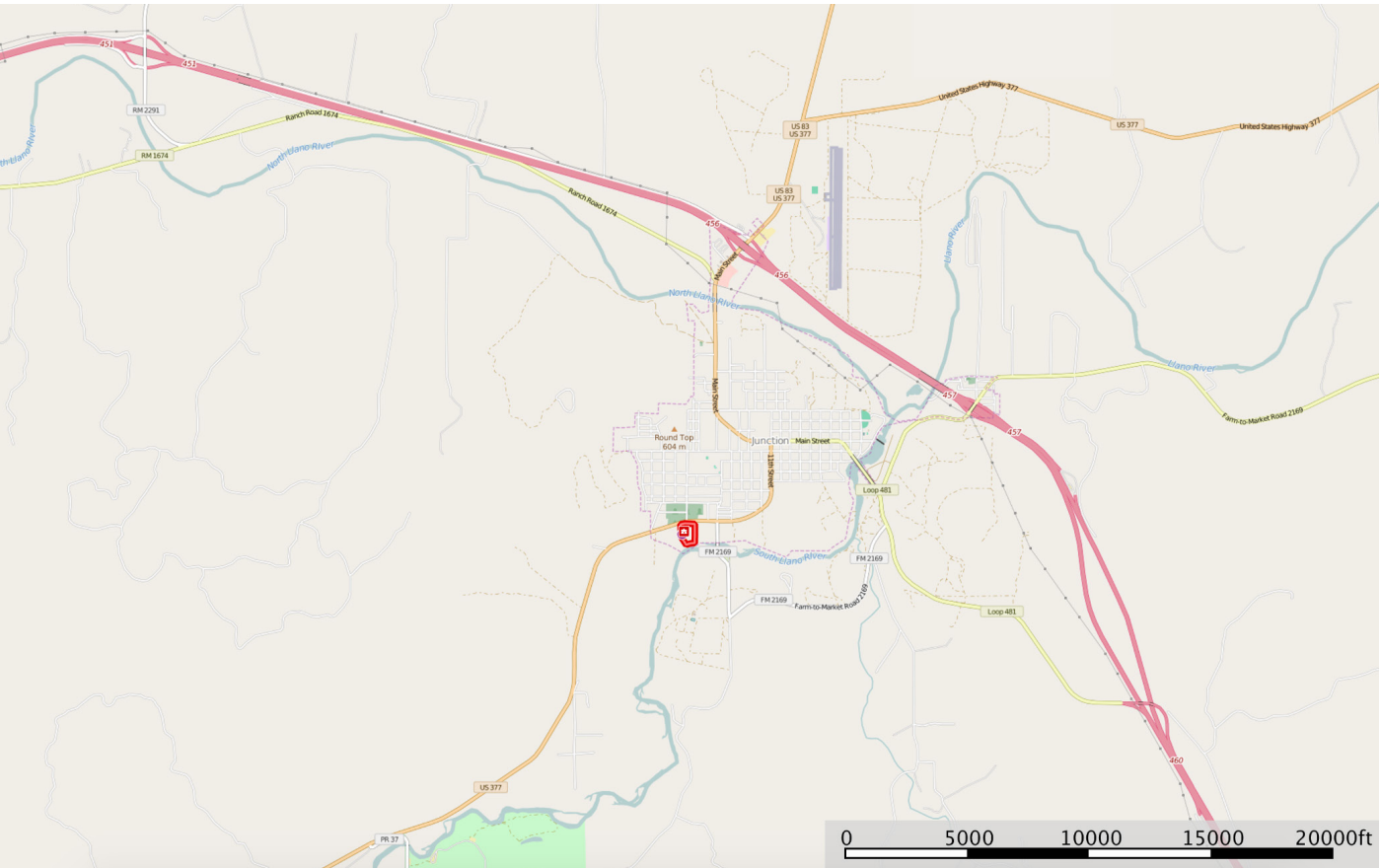
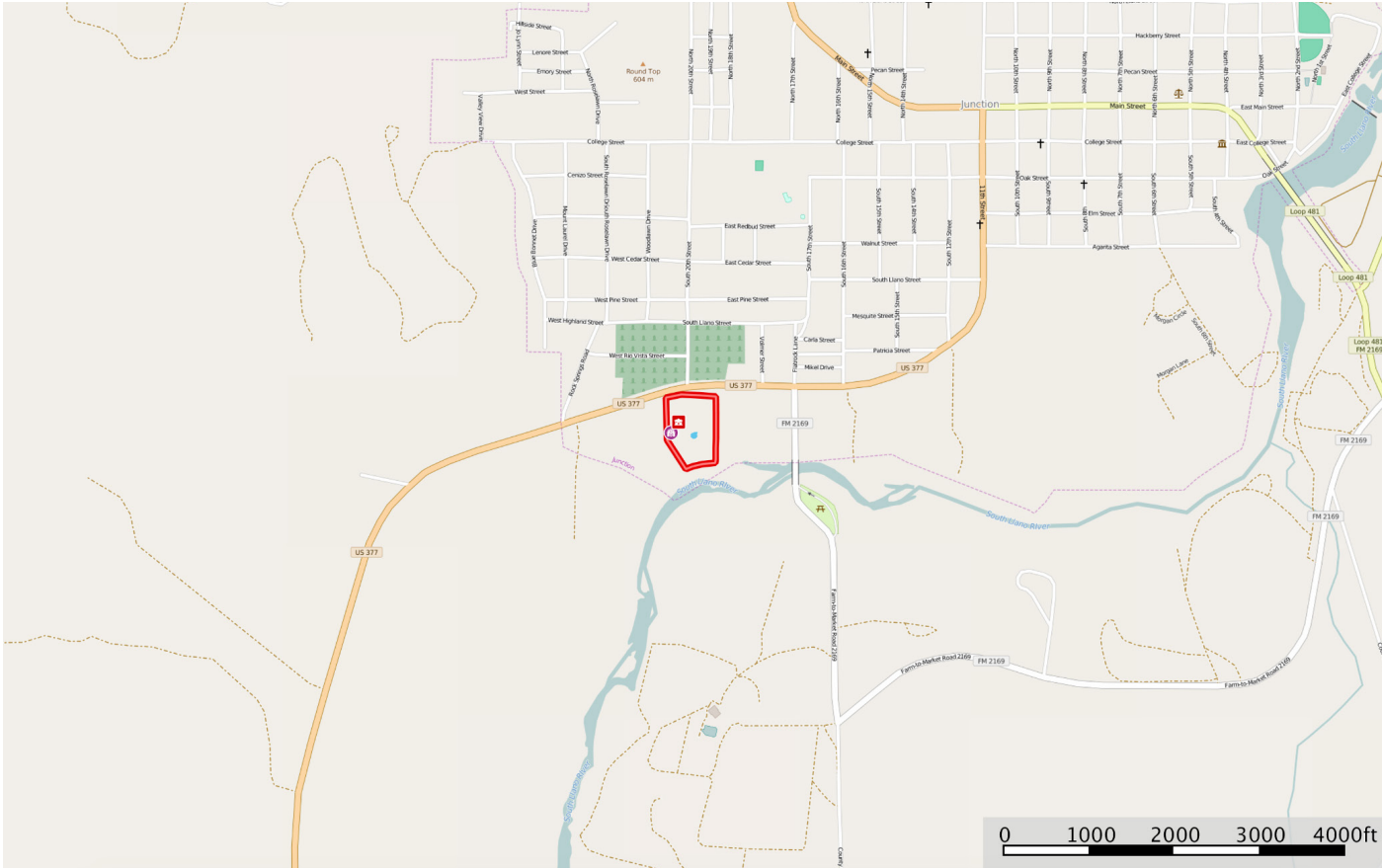


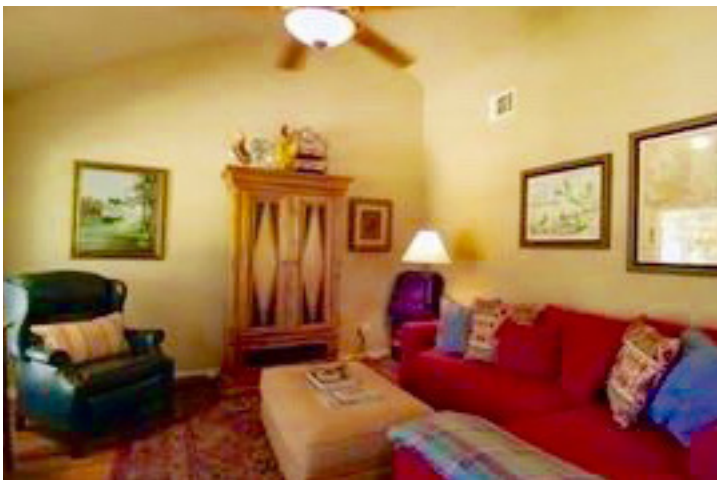
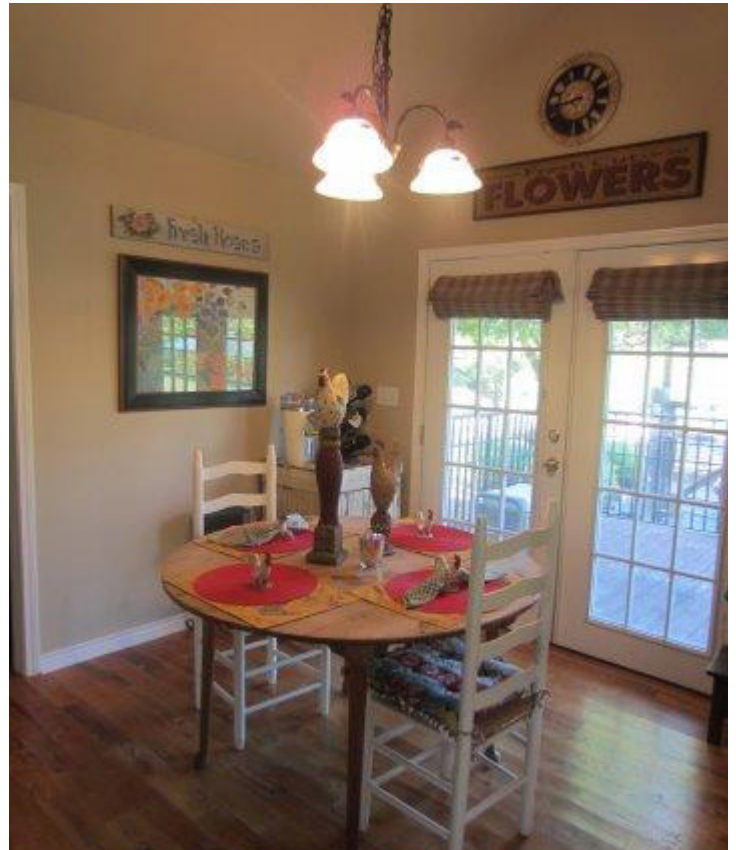
A cottage small by a river wall! This is the perfect retreat on the South Llano River just south of Junction, Texas. The quaint home offers all the amenities necessary for a cozy weekend by the river, entertaining guests, enjoying life with a garden, vineyard, native wildlife and floating or fishing on the wonderful South Llano River. The property offers an improved garden area within the fenced yard of the home which consists of raised garden beds, Georgia Peach trees and a small vineyard. Also featured with the home is a nice front porch perfect for viewing the pond and a deck on the side for enjoying the garden area which is piped with speakers ideal for listening to your favorite music while gardening. Other improvements included a large metal barn with covered carport, detached garage and traveling irrigation system. As you move toward the river you will love the shaded park-like area with many large native pecan trees.

A must see South Llano river property with many extras.

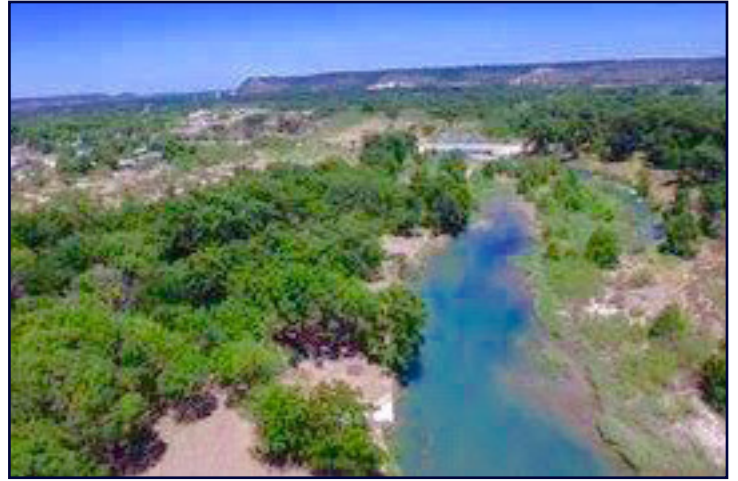












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