



GRANDE VISTA RANCH

**2,450.5± Acres Kimble County
County Road 140
Junction, Texas**

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RANCH SALES



DESCRIPTION

This ranch has been owned and operated by the same family since 1978. This blank canvas offers ideal seclusion but is only 15 minutes from the town of Junction where all the necessary amenities to make ranching or recreating easy. The gently rolling terrain offers fantastic views and numerous building site locations. Large oak trees are found throughout this wild uninhabited land.

IMPROVEMENTS

Electricity and septic in place with RV hookups. Low fenced perimeter with partial high fencing. The ranch is currently leased for hunting and grazing.



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WATER

The ranch is watered by 2 water wells with submersible pumps. Each water well supplies water to a storage tank and water trough. Drainages of fingers from seasonal creeks Bois d'Arc and Bailey traverse the property. There is natural flowing spring near south eastern corner of property. The climate of Kimble County is semi-arid with warm, dry weather being predominant, with the average rainfall approximately 22± inches.



VEGETATION/ TERRAIN

This ranch lies in the Edwards Plateau or Texas Hill Country. The elevations vary from about 2,000' ASL at its southern and eastern boundaries, to about 2,200' ASL in its highest areas. Terrain varies from hilly to gently rolling. Surface area consists mainly of a thin limestone based soil of low fertility, covered with a medium to thick growth of tree cover including Live Oak, Shin Oak, Spanish Oak, cedar and some mesquite. Brush species include red berry cedar, Agarita, creosote brush, lechuguilla, cat claw, persimmon, tobosa and other various woody species. Some of the areas of the ranch have been selectively cleared of Cedar which has been stacked, ready to be burned in the rainy season.



WILDLIFE

This ranch has a truly wild native free range hunting experience. Selectively cleared areas pulls wildlife out of the heavy cover areas. Wildlife includes Whitetail deer, Turkey, javelina, hogs, dove and varmints plus an occasional Axis deer and Aoudad.



MINERALS

Negotiable. There is no mineral production on the ranch.

TAXES

\$2,738.14 (2022).



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**2,450.5± ACRES KIMBLE COUNTY
COUNTY ROAD 140
JUNCTION, TEXAS 76849**

The ranch is southwest of Junction 14± miles on the west side of County Road 140. There is 5,000± ft of frontage on CR 140. Approx. 128± miles to San Antonio, 152± miles from Austin, 321± miles from Houston, 303± miles from Dallas.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact & must accompany client or customer on first showing to participate in compensation.

MAP

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