

# LAND AUCTION



## 59.7 AC± | 4 TRACTS | KIMBLE CO, TX

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)

**AUCTION DATE:** 6/19/25 **AUCTION TIME:** 3 PM CT

**AUCTION HELD AT:** THE INN OF THE HILLS HOTEL & CONFERENCE CENTER  
1001 JUNCTION HWY, KERRVILLE, TX 78028

This offering includes four exceptional tracts, ranging from 10 to 24 acres, located just 15 minutes northeast of Junction, Texas. Each tract features gently rolling topography with fertile sandy loam soils, making them perfect for homesteads, small ranches, or agricultural use. The tracts are equipped with new entrance gates, newly drilled water wells, access to power, and solid fencing along multiple boundaries. Conveniently accessed via county roads, these properties provide both privacy and easy accessibility.

Enjoy stunning long-range views, flourishing native grasses, and all the necessary infrastructure to make the land your own. With public access to the Llano River at the renowned Yates Crossing just 2.5 miles away and the iconic London Dance Hall only 5 miles from the property, you'll have access to a wealth of recreational opportunities. Whether you're looking for a weekend retreat, a future country homesite, or an investment in the Texas Hill Country, these tracts offer a diverse mix of features that appeal to a variety of buyers.

### **TRACT 1 DESCRIPTION - 10.05± ACRES (NW):**

This 10.05± acre property is conveniently located just 15 minutes northeast of Junction, with 650 +/- feet of CR 333 frontage. The land features gently rolling topography and excellent sandy loam soils, making it a great fit for a homestead, small ranch, or agricultural use. The property boasts a brand-new entrance gate, a newly drilled water well, and solid fencing along the North, South, and West boundaries. Electricity runs along the Southern boundary, making it accessible and ready to connect for future improvements.

Located just 2.5 miles from public access at the renowned Yates Crossing on the Llano River and less than 5 miles from the historic London Dance Hall, the property balances convenience with country living and local recreation. Come see the versatility and potential this tract offers for your home, ranch, or investment.

### **TRACT 2 DESCRIPTION - 10.01± ACRES (NE):**

If you're looking for a tremendous homestead location in Kimble County, this is it. Conveniently located just 15 minutes from Junction, this standout tract offers long-range views, multiple large oak trees, and all the necessary infrastructure to make it your own. The property has a brand-new entrance gate, a new water well, and great fencing along the North, East, and South boundaries. This tract has over a quarter mile of county road frontage along the North and Eastern boundaries. Electricity runs along the Southern boundary and is ready to be connected for desired improvements. The land is gently sloping, with excellent sandy loam soils, suitable for a variety of ag, ranching, or recreational uses. The neighboring ranch to the East is 3,000 acres. The Llano River offers world-class recreation and public access at Yates Crossing is only a short 2.5 miles down the road. The London Dance Hall, one of the oldest Texas dance halls, is just 5 miles North of the property. This convenient location to Junction, the existing infrastructure, and the recreational amenities nearby really make this an appealing property for the discerning buyer.

### **TRACT 3 DESCRIPTION 24± ACRES:**

This 24± acre ranchette is the largest of the remaining parcels and offers a wide range of desirable features. Located along County Road 340, just a 15-minute drive from Junction, the property provides easy access to all the amenities needed for country living and ranching. The land is gently sloping with excellent sandy loam soils, making it well-suited for agricultural use, cattle, or a future homestead. Recent brush clearing has allowed native grasses to thrive, and the long-range views to the West are truly a sight to behold. With a new water well, power available along the county road, and a brand-new entrance gate along the county road, this property is ready for immediate use. Existing perimeter fencing is in place along the North, East, and West boundaries. The neighboring ranch to the East is 3,000 acres. With public access at Yates Crossing on the Llano River only 2.5 miles away and the historic London Dance Hall less than 5 miles down the road, this property puts you close to both local recreation and classic Hill Country charm.

### **TRACT 4 DESCRIPTION 15.3± ACRES:**

This 15± acre property, located just 15 minutes northeast of Junction, offers 500 +/- feet of frontage along CR 340, making it easily accessible. The land features mostly level topography with fertile sandy loam soils, making it ideal for a homestead, small ranch, or agricultural use. The property is equipped with a brand-new entrance gate, a newly drilled water well, and solid fencing along the South, East, and West boundaries. Most mesquite has been cleared, and the native grasses are flourishing, enhancing the land's natural beauty and productivity. The neighboring ranch to the East is 3,000 acres. Enjoy the convenience of being just 2.5 miles from public Llano River access at Yates Crossing and less than 5 miles from the iconic London Dance Hall. Whether you're looking for a peaceful country retreat or a site for a future home or ranch, this tract offers tremendous versatility and potential for your next investment.



<b>Tract #:</b>	All Tracts
<b>Deeded acres:</b>	59.7± pending survey
<b>Lease Status:</b>	No leases
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	Seller will provide a survey
<b>Lat/Lon:</b>	30.61572, -99.59224
<b>Zip Code:</b>	76854



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
JOEY BELLINGTON, AGENT: 979.204.6311 | [joey.bellington@whitetailproperties.com](mailto:joey.bellington@whitetailproperties.com)

**GO TO [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

Ranch & Farm Auctions, LLC - Joey Bellington, Broker | Whitetail Properties Real Estate, LLC - Joey Bellington, Broker | Cody S. Lowderman, Auctioneer, Lic # 16991





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