

La Vista Ranch

114± ACRES | KIMBLE COUNTY, TEXAS



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🇹🇽 **LOCATED OFF OF HWY 377, WITH AN EASMENT ROAD**

🇹🇽 **LOW FENCED**

🇹🇽 **BEAUTIFUL VIEWS OF THE HILL COUNTRY**

🇹🇽 **1 WELL, PUMP, PRESSURE TANK, WATER FILTRATION SYSTEM, STORAGE TANK**

🇹🇽 **2BR/2BA MANUFACTURED HOME**

🇹🇽 **NUMEROUS BLINDS & FEEDERS**

🇹🇽 **10X16 INSULATED PORTABLE DERKSEN BUILDING**

🇹🇽 **CONVENIENT TO TEACUP MOUNTAIN & NORTH & SOUTH LLANO RIVERS**





La Vista Ranch offers 114± acres of beautiful views in Junction, Texas. This ranch is located about an hour and a half from San Antonio, just off of Highway 377, with an easement road that leads directly into the property. Teacup Mountain, Llano State Park and the North and South Llano Rivers also provide endless opportunities nearby for hiking, tubing, kayaking, fishing, or even just relaxing.

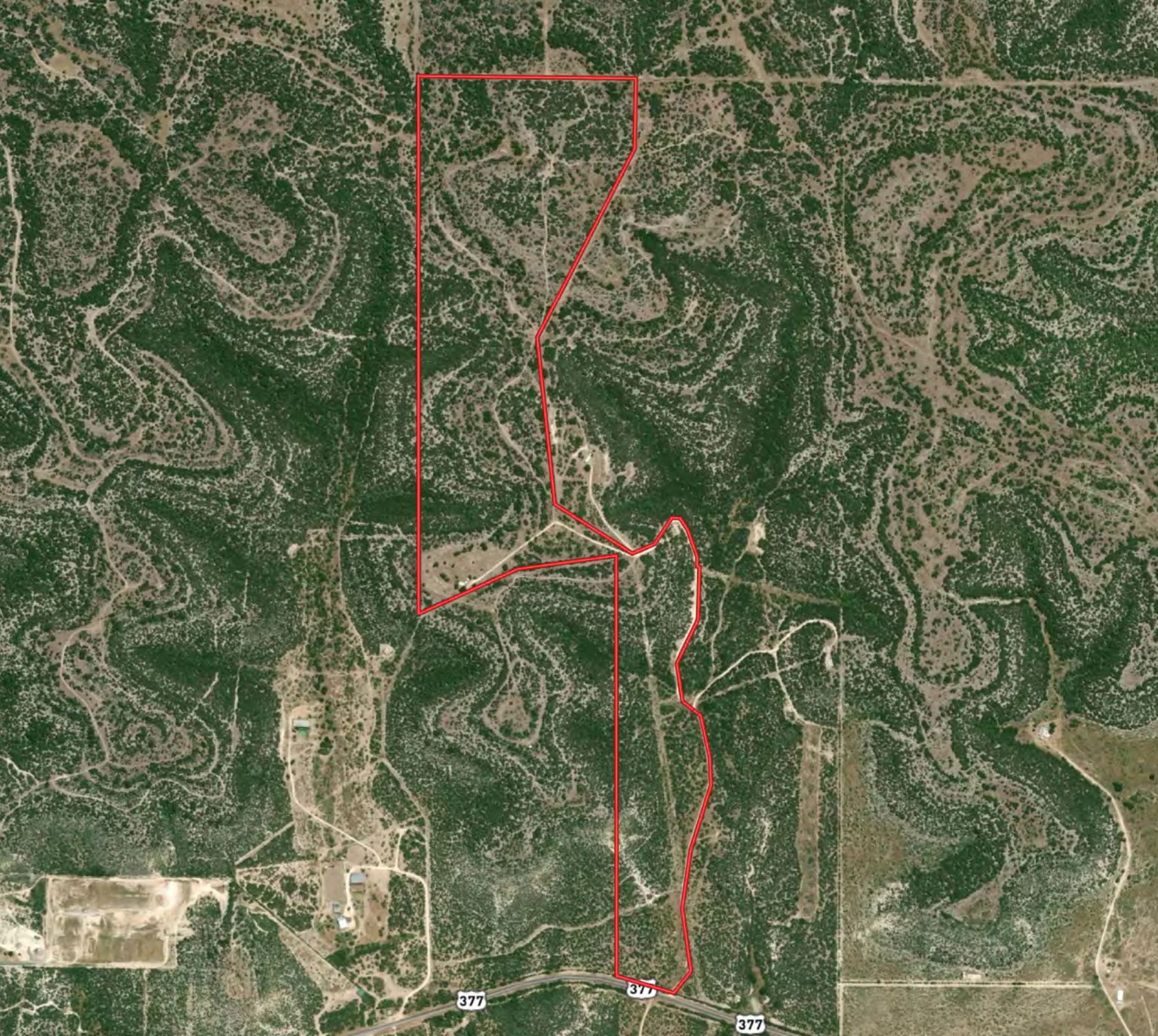
The ranch is low-fenced with a two-bedroom, two-bathroom manufactured home already in place. The home is partially furnished with a wood-burning fireplace and a large deck that gives endless views of the hills, Junction City lights and a small private airport. Additional improvements include a 10x16 portable Derksen building that is completely insulated with electricity.

An electric water well and a new insulated well house with a pump, pressure tank and a whole home water filtration system supply the property with water as well as a 5,000± gallon storage tank. In addition, there are two water troughs that provide drinking water to the abundant wildlife.

There are a total of five hunting blinds, four corn feeders, and two protein feeders. The native species consist of Whitetail, turkey, dove, and quail. Part of the land is on a plateau and there are two ravines that add topographical interest to the land, making this ranch even more unique.

La Vista Ranch is the perfect opportunity to own a ranch that is great for hunting, hiking, or relaxing. With popular sites nearby and breathtaking views, this ranch really does offer it all

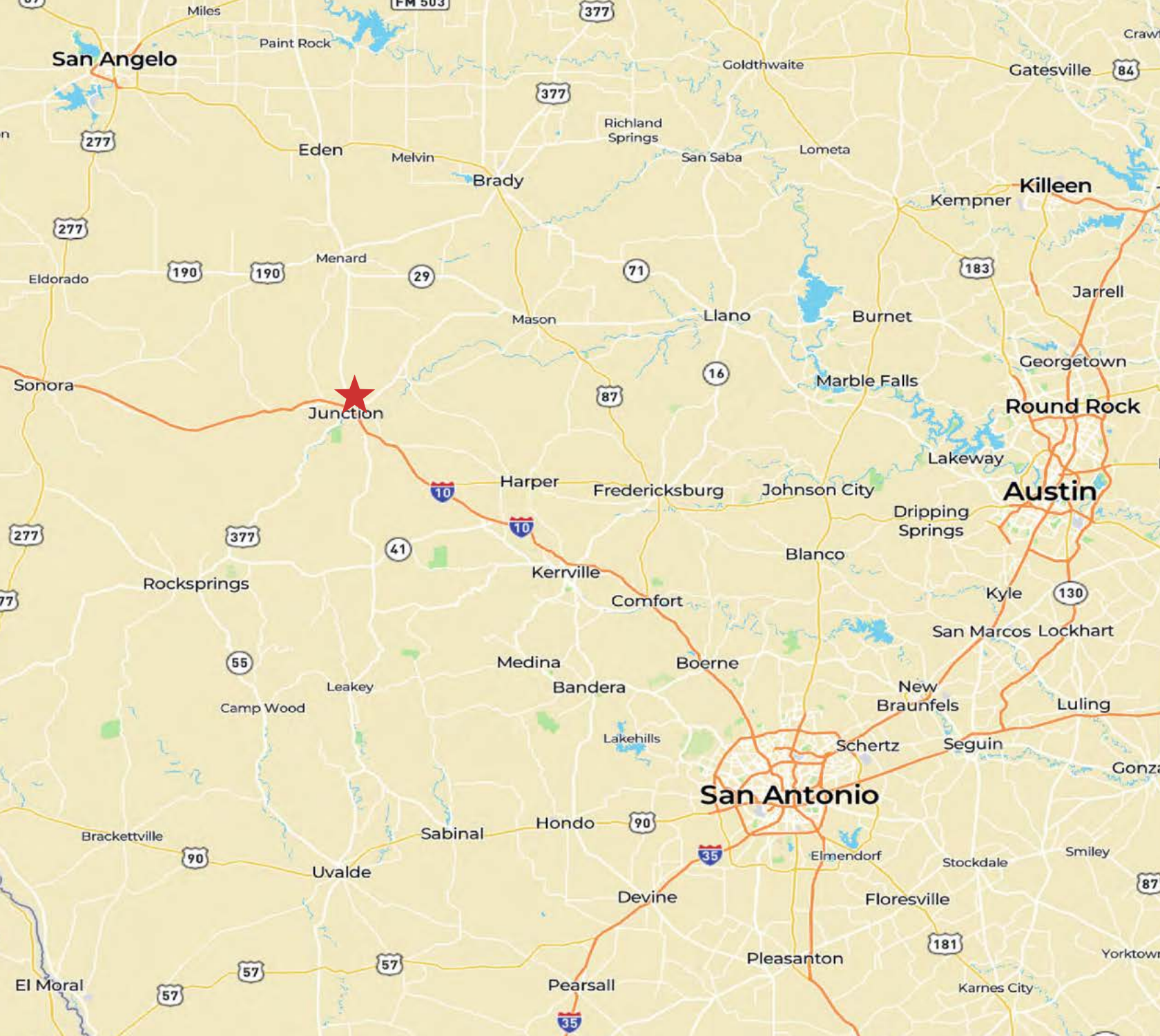




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