

\$2,790,000 - 3162 Kc 442, Junction

MLS® #5694285

\$2,790,000

3 Bedroom, 2.00 Bathroom, 1,400 sqft
Farm on 407.00 Acres

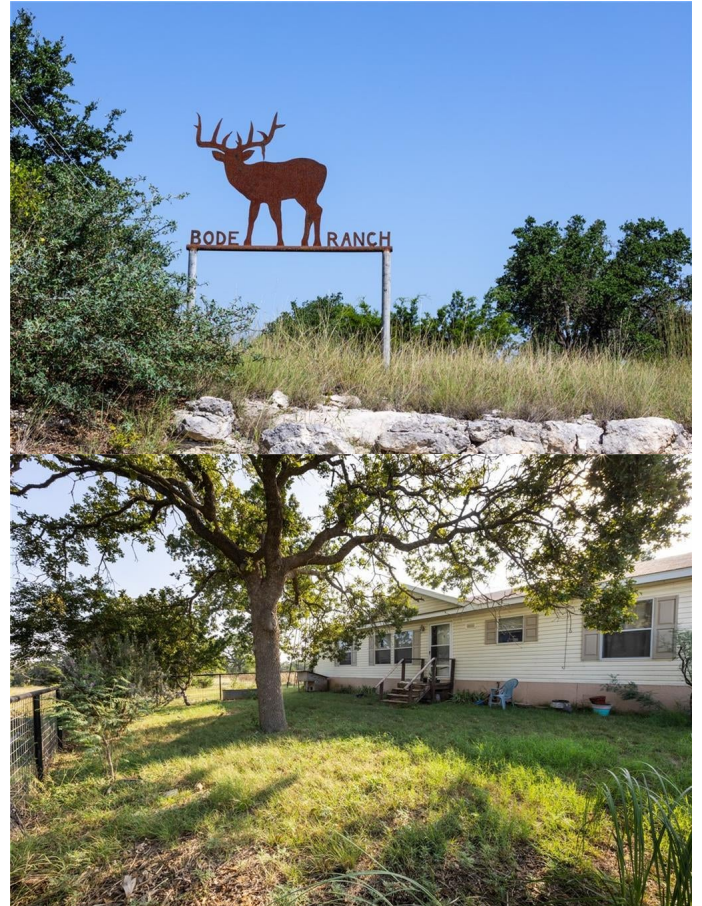
Uzd05, Junction, TX

The Bode Ranch has been in the family since 1942. It is 407 acres located in Kimble County just 45 minutes West of Fredericksburg. This diverse ranch offers quality grazing and hunting opportunities. The beautiful rolling landscape holds multiple building sites for your forever home or weekend getaway. Majority of the cedar has been cut but not stacked. Typical ground cover is bluestems, rye, and different varieties of gramma grasses. The tree canopy consists of mature Live Oak trees with a few Post Oak, Pecan, Cedar, and Mesquite trees sprinkled in. If large acreage is on your wish list, then this could be the ranch for you. Don't let this opportunity pass you by. Call now for your appointment today and grab your own piece of Texas!

Improvements

- New caliche main road just built
- 6000 sq. ft barn with pens
- 3 acre field
- Cedar has been cleared on majority of property
- Hunter cabin 24x26 2 bed/1bath
- Cabin 3 bed/2 bath
- Mobile home 1400 sq. ft 3 bed/2bath
- 1 water well (I have original well log showing 14 G.M.)
- 3 electric meters
- Deer proof fencing old but holds cattle
- Deer have been fed protein and corn annually

Built in 2005



Essential Information

MLS® #	5694285
Price	\$2,790,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	407.00
Year Built	2005
Type	Farm
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3162 Kc 442
Subdivision	UZD05
City	Junction
County	Kimble
State	TX
Zip Code	78631

Amenities

Utilities	Electricity Available, Electricity Connected, Other, Sewer Available, Sewer Connected, Water Available, Water Connected
Features	None
Parking	Additional Parking, Driveway
View	Canyon, Panoramic, Pasture
Waterfront	Seasonal

Interior

Interior	Carpet, Linoleum, Vinyl
Appliances	Cooktop, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Refrigerator, Microwave, Oven, Range, Refrigerator, Range Hood, Washer
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Outdoor Grill
Lot Description	Agricultural, Bluff, Back Yard, Cleared, Gentle Sloping, Many Trees, Views
Roof	Composition
Construction	Vinyl Siding
Foundation	Raised

School Information

District	Other
Elementary	Other Harper
Middle	Other
High	OtherHarper

Property Listed by: All American Home & Ranch Sale
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