



SEVEN SPRINGS RANCH

Lot 1 TBD Seven Hills Drive Junction, TX

10 Acres | \$174,500



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PROPERTY DESCRIPTION

Seven Springs Ranch – Lot 1 is a pristine example of the Edwards Plateau and Texas Hill Country. Flat with plenty of buildable area, it is adorned with live oaks and wildflowers. With the ability for the owner to build three houses and the quaint, historic town of Junction just minutes away, it's difficult to imagine a better family compound, retreat, or Hill Country entertainment space.

Seven Springs Ranch is a well-appointed ranch subdivision in the heart of the Texas Hill Country. Most of the lots are between 5-10 acres, making Lot 1 one of the largest in the subdivision.

The sunset views to the west look over the South Llano River valley and the lot is a 30% canopy live oak savannah. The spring wildflowers are world-class in this area and Lot 1 was a sea of Indian paintbrush, daisies, bluebonnets, and Mexican hats.

Wildlife, including white-tailed deer and the ranch's private herd of aoudad and blackbuck can be seen enjoying the native habitat throughout the subdivision. There is a gravel road through the lot and electricity is provided by the subdivision. Well and septic are needed for residences. According to the light restrictions, three homes may be constructed on Lot 1.

Agricultural valuation with exotic hoof stock (aoudad and blackbuck) keeps the taxes low at \$7.68 for 2023

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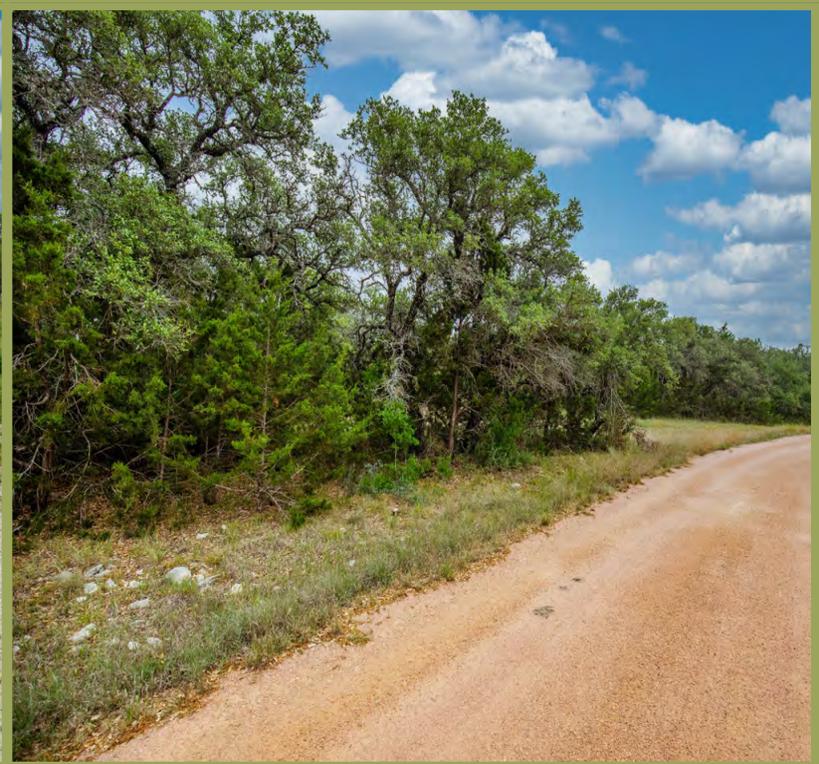


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SCAN HERE TO VIEW MORE OF
SEVEN SPRINGS RANCH

Seven Springs Ranch | Junction, TX

LOCATION

Kimble County

5.5 miles east of Junction, TX along State Loop 481 or IH-10, 135 miles from San Antonio, TX

DIRECTIONS

From Junction, take Loop 481 to the junction of IH-10. Seven Springs Ranch gate is on the south side of IH-10 access road.

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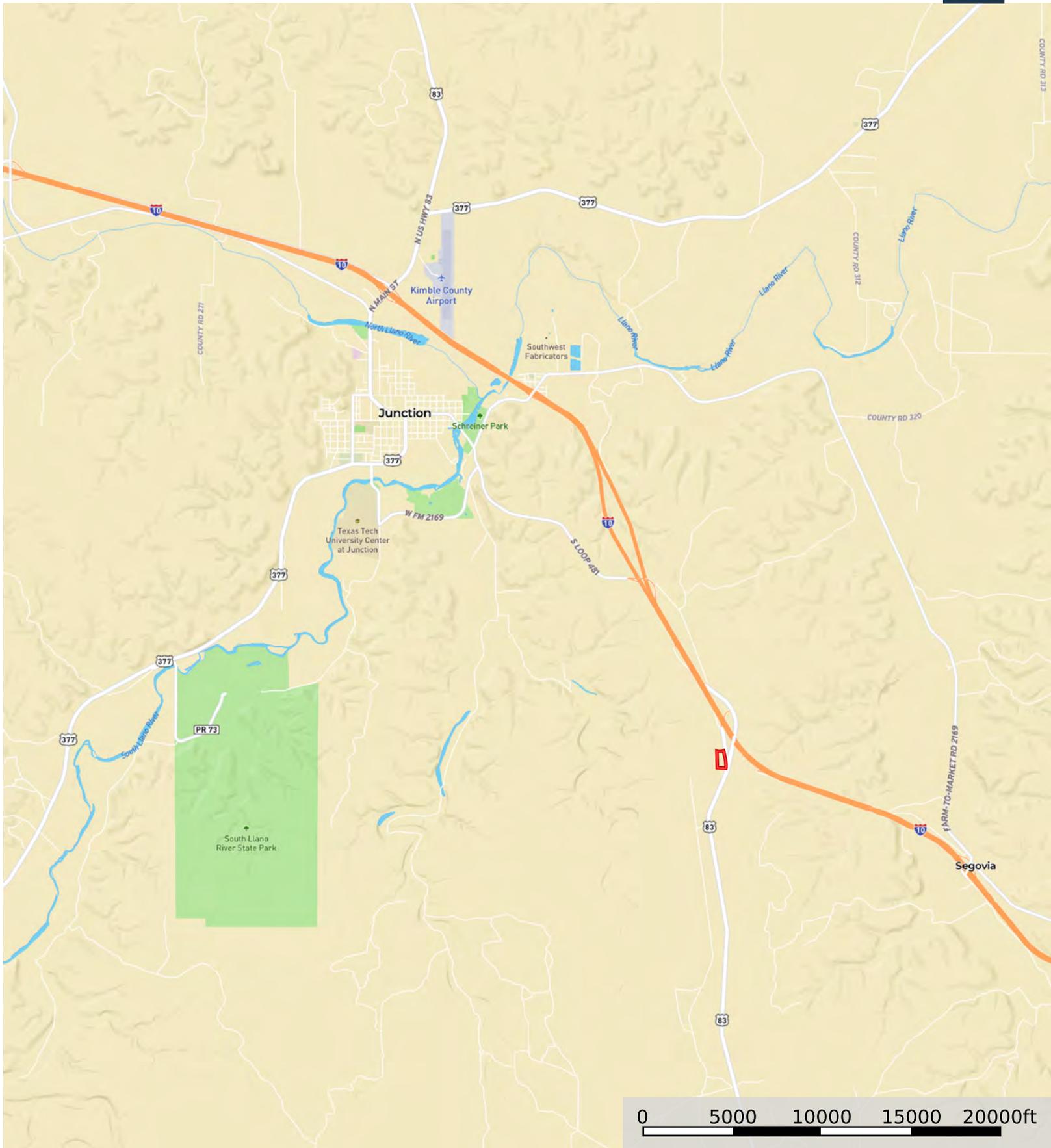
Boundary



Boundary

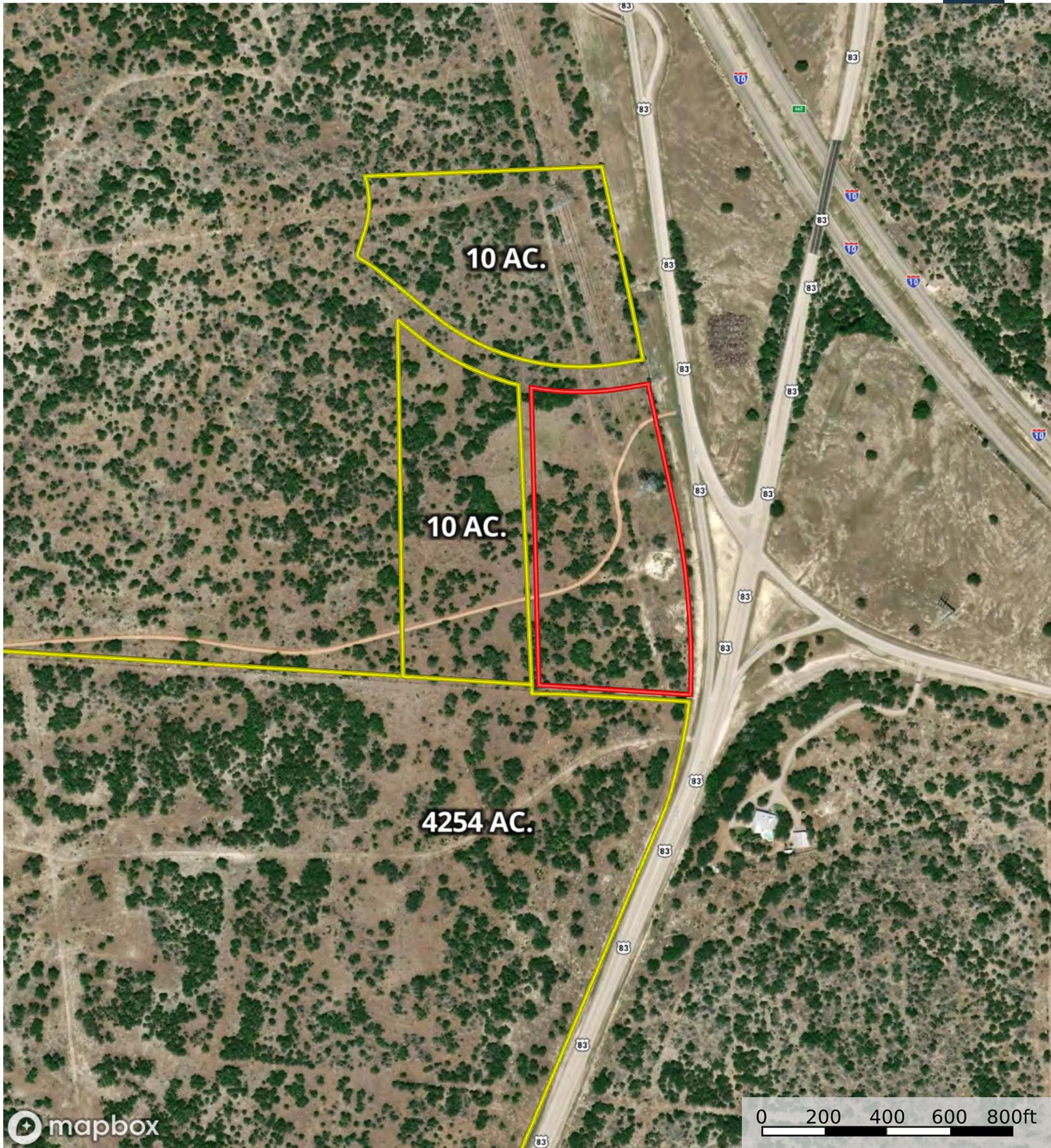
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Kimble County, Texas, 10 AC +/-



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