



# BEAUX COOK & ASSOCIATES

## Hill Country Land Brokers



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### BIG DRAW RANCH 33 RANCH TRACTS KIMBLE COUNTY-JUNCTION



Topo Map



More photos



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**Schedule a showing**

Name

Email

Phone

Other Contact Info

Property You Want to See

Comments

#### RANCH PROFILE:

These 33 individual ranch tracts ranging in size from 50 Acres to 731 Acres are part of a ranch (12,080 Acres) that was owned by a Texas Pioneer family and is offered for sale for the first time in over 70 years.

Located about 6 miles north of the Hill Country town of Junction, TX in Kimble County about two hours west of San Antonio via IH-10 West. Each individual ranch is accessed from a public road (Hwy. 83 & 377) through a security gate onto a private road for property owners.

For 70 years the ranch has been operated as a working ranch and also has an abundance of game including native Whitetail Deer, wild turkey, quail, dove & hogs. This sportsman's paradise has had limited hunting since the early 1930's.

The ranch terrain offers lush wooded valleys, scenic foothills, spectacular plateau mountains, rugged canyons with good tree cover.

Tracts 2 thru 5 feature a spring-fed creek known as Gentry Creek through each tract where large oak trees & pecan trees are found.

The other tracts have Live Oak trees, cedar trees & other native trees. On site electrical service.

Hunting—outstanding wildlife habitat—native Whitetail Deer, free roaming exotics & wild turkey.

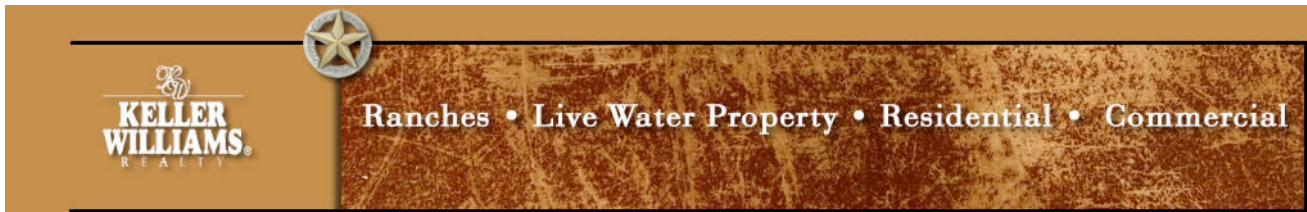
This is a rare opportunity to own ranch land that offers the very best of the Texas Hill Country – rolling beautiful hills, scenic canyons, high plateau pastures and panoramic views.

Each ranch is subject to restrictions that are designed (1) to enhance the value of the land and (2) add to the privacy and security of each ranch by restrictions in regard to commercial use, etc.

<b>PHASE I</b>				
<b>TRACT #</b>	<b>ACRES</b>	<b>PRICE PER ACRE</b>	<b>TOTAL PRICE</b>	<b>PHOTOS</b>
2	50	\$2,950	\$147,500	See photos
3	50	\$3,500	\$175,500	
6	66.67	\$2,750	\$183,342	See photos
7	66.67	\$2,570	\$183,342	
8	66.67	\$2,750	\$183,342	
9	50	\$2,750	\$125,000	
10	50	\$2,750	\$137,500	
14	50	\$2,750	\$137,500	
15	50	\$2,750	\$137,500	
16	50	\$2,750	\$137,500	
17	50	\$2,750	\$137,500	
18	50	\$2,750	\$137,500	See photos
22	63.84	\$2,750	\$175,560	See photos
26 & 27	484.71	\$2,750	\$1,332,952	See photos
28	275.07	\$2,750	\$756,442	
30	50	\$2,750	\$137,500	
33	175.55	\$2,750	\$482,652	
<b>PHASE II</b>				
23A	69.21	\$2,750	\$190,327	
23B	85.22	\$2,750	\$234,355	See photos
23E	75.79	\$2,750	\$208,422	See photos

**Owner Financing Available**

OFFERING IS SUBJECT TO ERRORS, OMISSION, PRIOR SALES, CHANGE OR WITHDRAWAL WITHOUT NOTICE



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