



SEVEN SPRINGS RANCH

Lot 68 TBD Seven Hills Drive Junction, TX

5 Acres | \$299,500



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Craig Bowen

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PROPERTY DESCRIPTION

Seven Springs Ranch – Lot 68 is a pristine example of the Edwards Plateau and Texas Hill Country. This unique lot has an ample building envelope on flat ground near the subdivision's main road, and the remainder of the property slopes down to Cedar Creek, a main tributary to the nearby South Llano River. Cedar Creek is a beautiful riparian area that has been dammed just north of and south of the property line, providing clear, limestone-lined swimming holes during good rainfall years. The views to the west over the South Llano River valley are stunning, and the property is frequented by the ranch's resident aoudad and blackbuck herds, as well as free-ranging populations of axis and white-tailed deer.

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. Lot 68 is one of the few lots with access to any kind of surface water, making the series of dams along Cedar Creek all the more unique. The heavy slope down to the creek invites creative landscaping, a beautiful staircase, and a sitting area with a gazebo to enjoy a beverage while reading your favorite book or watching your family and friends enjoy the outdoors. There is all-weather road access to the lot and electricity is provided by the subdivision. Well and septic needed for residences.

Agricultural valuation with exotic hoof stock (aoudad and blackbuck) keeps the taxes low at \$3.76 for 2023

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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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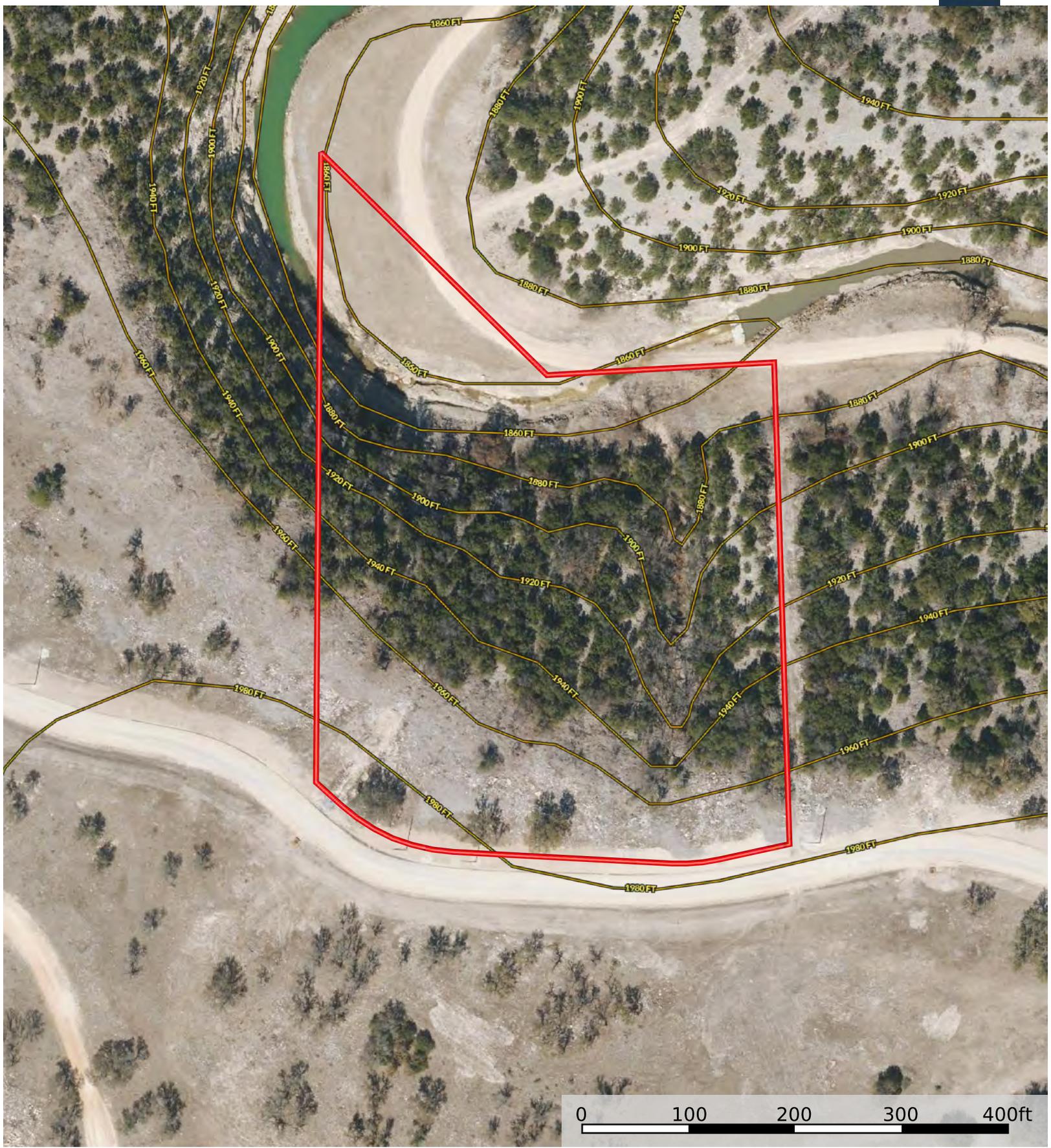


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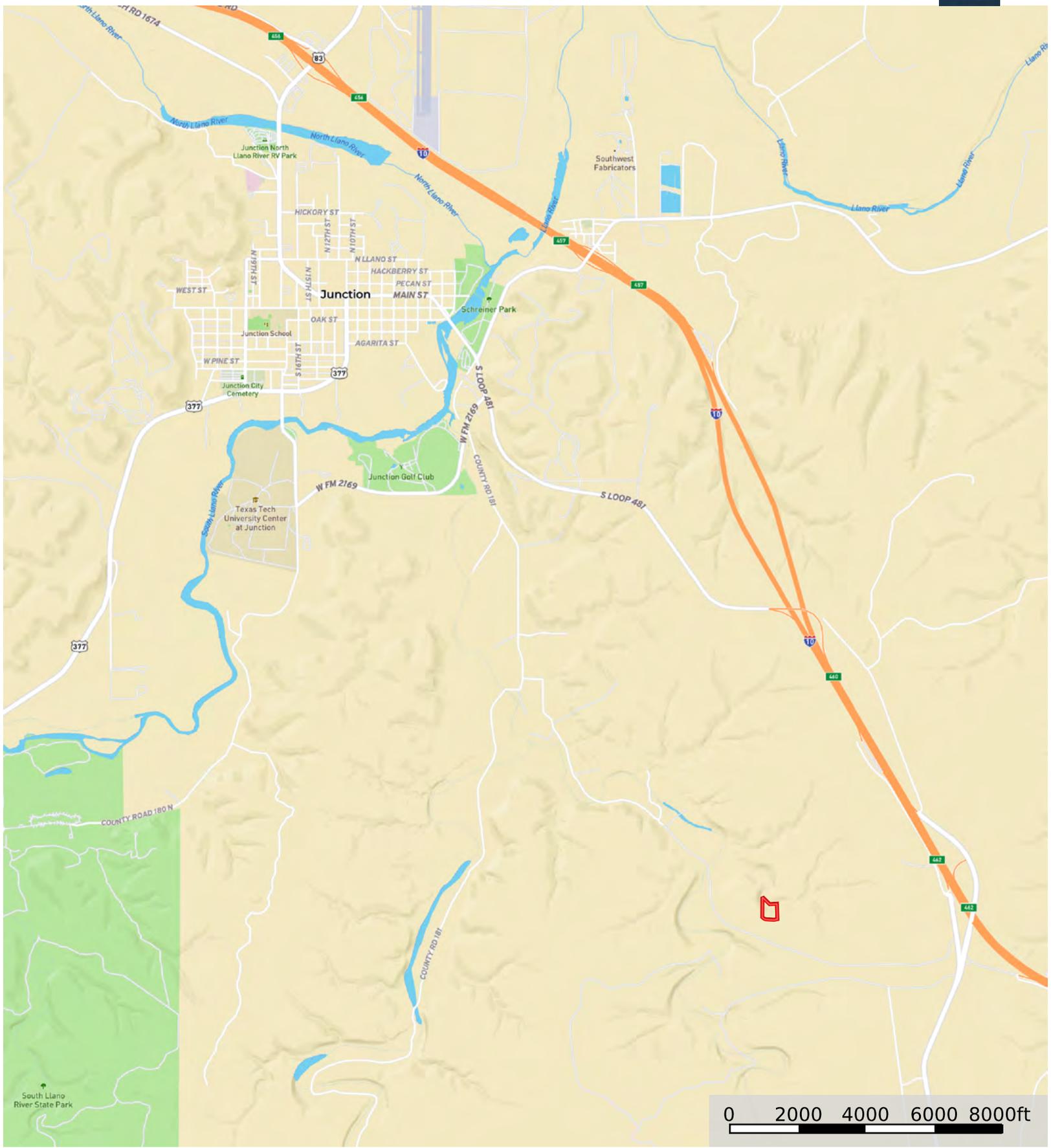
Boundary



Boundary

Lot 68 TBD Seven Hills Drive Junction, TX

Kimble County, Texas, 5 AC +/-



Boundary