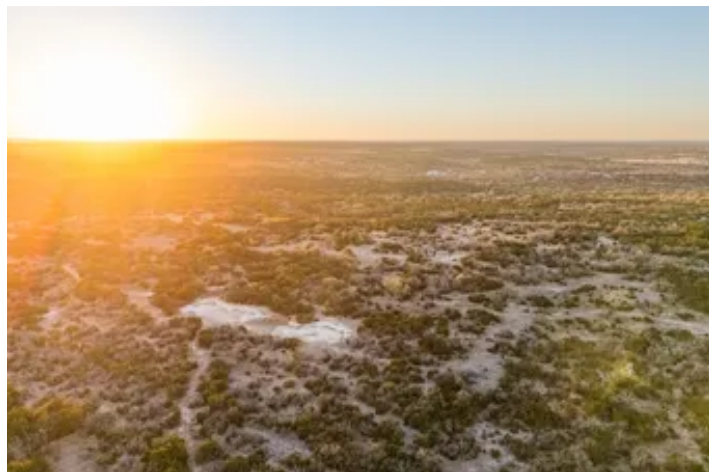


The High Fence Hideaway
190 Pvt Rd 3019 NW
Junction, TX 76849

\$899,900
76.900± Acres
Kerr County



The High Fence Hideaway Junction, TX / Kerr County

SUMMARY

Address

190 Pvt Rd 3019 NW

City, State Zip

Junction, TX 76849

County

Kerr County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

30.266998 / -99.701773

Dwelling Square Feet

770

Bedrooms / Bathrooms

1 / 1

Acreage

76.900

Price

\$899,900

Property Website

<https://arrowheadlandcompany.com/property/the-high-fence-hideaway-kerr-texas/78766/>



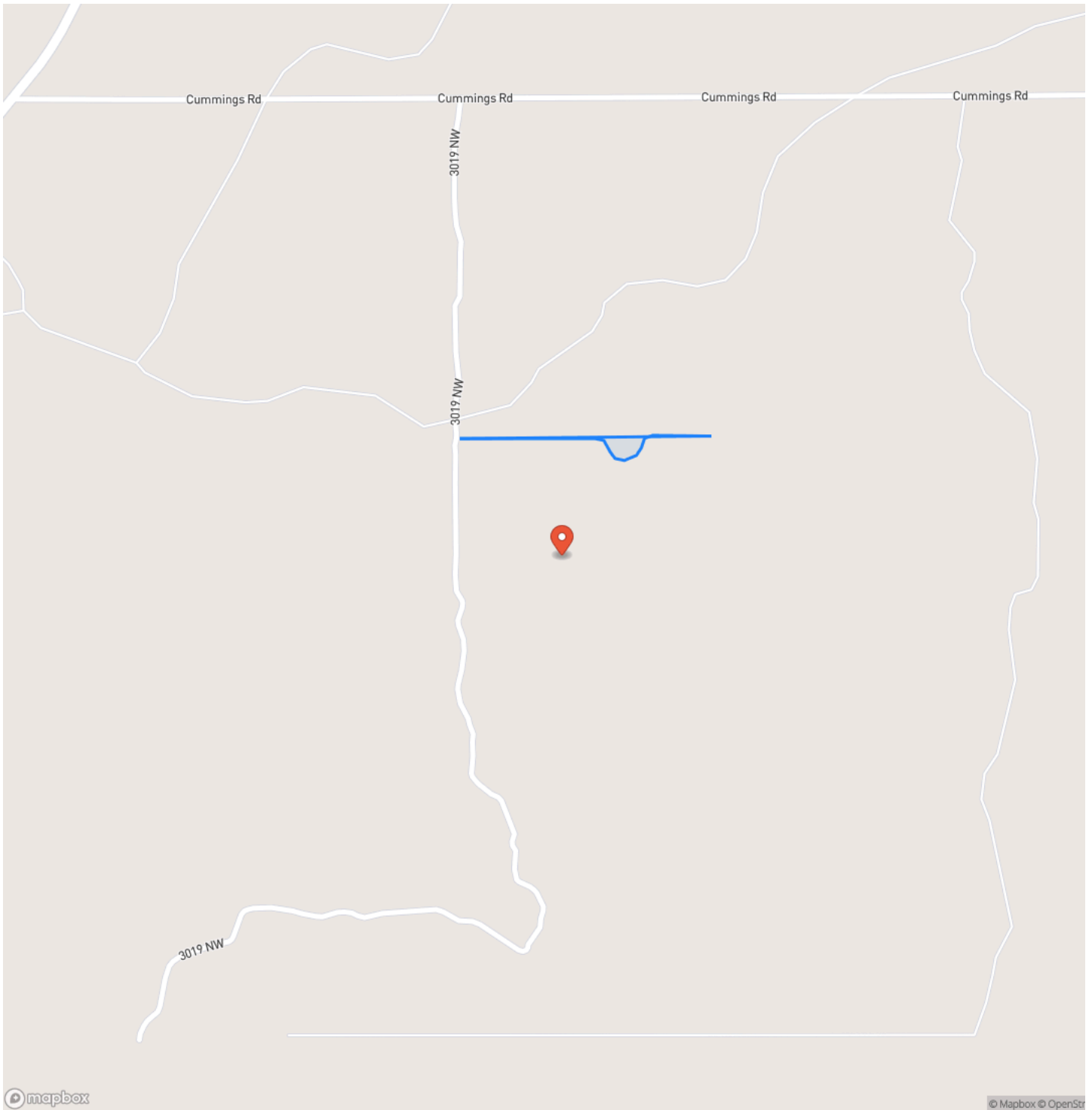
PROPERTY DESCRIPTION

PRICE REDUCED!! The High Fence Hideaway is a rare opportunity to own a 76.9 +/- acre hunting ranch located inside of the prestigious 2,000 +/- acre Dominion High Fence Ranch, previously part of the historic YO Ranch. This property is ideal for avid hunters seeking a private retreat out in the Texas hill country with the opportunity to harvest some incredible animals. The ranch is teeming with game species including Black Buck Antelope, Aoudad, Axis Deer, Sika, Fallow Deer, Red Deer, Elk, Native Whitetail Deer, Turkey, Hogs, and Varmints, providing ample trophy harvest opportunities. The new owners of the ranch will be able to harvest up to 5 trophy exotic animals per year in addition to native whitetail deer and turkey! Additionally, the sale includes all deer feeders and deer stands, making the transition into purchasing a new ranch easy. The local feed store also runs a route that can fill feeders for you if you wish, which is great for a potential new owner that lives further away. The property has one water tank/pond, adding to its natural appeal and providing a great water source for the wildlife. There is an HOA, with dues covering maintenance and game management. With utilities such as electricity, a well, septic system, and high-speed internet available, you'll have all the modern comforts in this beautiful setting. The charming 770 sq. ft. main house offers 1 bedroom, 1 bathroom, and features central heat and air, as well as a fully equipped kitchen with an electric oven, microwave, and refrigerator—perfect for everyday living. Right off the front porch you will have a great view of the ranch, and there is a nice in-ground pool that is perfect for relaxing and entertaining in the warm Texas weather. The house comes fully furnished, including all furniture and appliances, so it's ready for you to move in and enjoy. For those with an equestrian interest, the 2,160 sq. ft. horse barn features four 12x12 ft. horse stalls, each with 20x12 exterior runs and an adjoining corral. The barn also offers plenty of additional space, including three 14x12 ft bunk rooms with full baths, a large drive-through main working area, and a 12x12 tack room. The barn is also fully furnished, and comes with everything included in the pictures. The covered skinning area will give you the opportunity to clean and process your harvests on site. This unique property offers a blend of history, luxury, and natural beauty, providing a rare opportunity to own a stunning piece of the Hill Country. The ranch is located 20 +/- minutes from Junction, 1 hour and 50 +/- minutes from San Angelo and San Antonio, and 2 hours and 45 +/- minutes from Austin. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [\(817\) 913-5323](tel:8179135323).

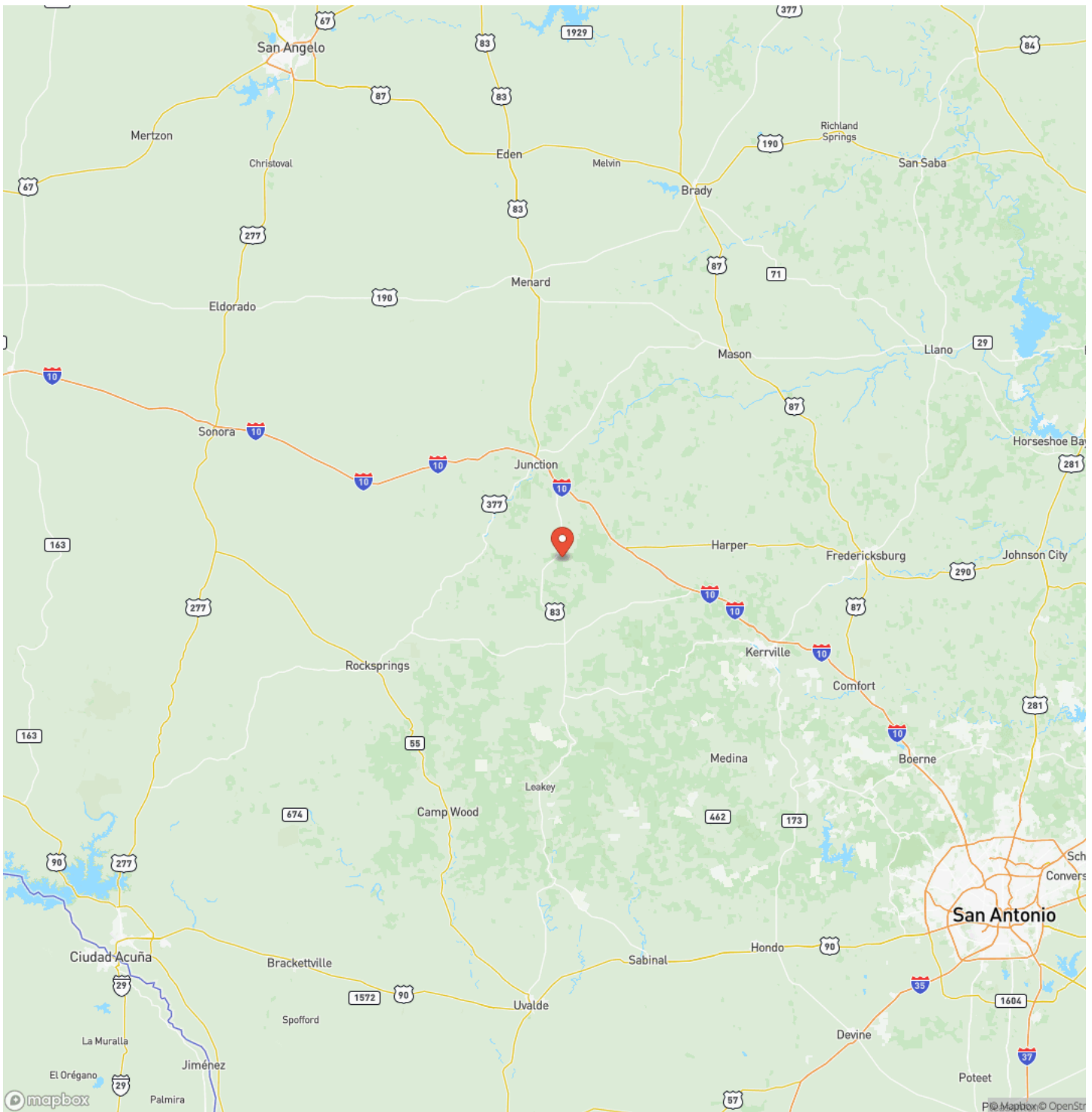
The High Fence Hideaway
Junction, TX / Kerr County



Locator Map



Locator Map



Satellite Map



The High Fence Hideaway Junction, TX / Kerr County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jimmy Padgett

Mobile

(817) 913-5323

Email

jimmy.padgett@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

