

# \$925,000 - 6710 W Ranch Road 1674, Junction

MLS® #1582084

## \$925,000

3 Bedroom, 2.00 Bathroom, 2,220 sqft  
Residential on 5.88 Acres

N/A, Junction, TX

The 6 acre Pecan River Ranchette is now available for sale. Located along the banks of the spring fed North Llano River just a few miles outside Junction, TX this incredible property offers a peaceful setting nestled among 60 year old pecan trees. The property boasts a gorgeous 2,300 square foot 3 bedroom 2 bath ranch style home with a wrap around porch and solar panels for efficient and low cost energy bills. Along with the spectacular views overlooking the river off the back porch the property has a 24x60 workshop perfect for your own game processing, woodworking, art studio, and more. The Pecan River Ranchette is the slice of heaven in the Texas Hill Country you have been searching for. This ag exempt property has large neighbors on both sides, a front porch view of 40 acres of solid pecan trees and over 300 ft of the crystal clear North Llano River. This property is perfect for your main homestead or vacation property for the family. Escape city life while sitting back and listening to the songbirds sing and river flow, letting your stress fade away. Contact Zachary Biermann of Legacy Broker Group to make Pecan River Ranchette the beginning of your own Texas land legacy, or for information on available land and ranch properties across the state of Texas.

Built in 2007

## Essential Information



MLS® #	1582084
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,220
Acres	5.88
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

### **Community Information**

Address	6710 W Ranch Road 1674
Area	3100
Subdivision	N/A
City	Junction
County	Kimble
State	TX
Zip Code	76849

### **Amenities**

Amenities	None
Parking	None/Not Applicable
Pool	None

### **Interior**

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Double Ovens, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas Logs Included
# of Stories	1
Stories	1

## Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Covered Patio, Solar Screens, Mature Trees, Workshop
Lot Description	County Vlew, Riverfront, 5 - 14 Acres, Ag Exempt, Wooded, Mature Trees (ext feat), Level, Other Water Access - See Remarks
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Junction I.S.D.
Elementary	Call District
Middle	Call District
High	Call District

## Additional Information

Date Listed	January 19th, 2022
Days on Market	160

## Listing Details

Listing Office	Legacy Broker Group
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