

LAND AUCTION



2,018 AC± | 11 TRACTS | KIMBLE CO, TX

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/19/25 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: THE INN OF THE HILLS HOTEL & CONFERENCE CENTER

1001 JUNCTION HWY, KERRVILLE, TX 78028

PROPERTY PREVIEW: 5/31, 6/4, 6/14 | 9 AM - 1 PM | COUNTY ROAD 140, JUNCTION, TX 76849

Oak Hills Ranch is an exceptional opportunity to acquire over 2,000 acres of prime Texas Hill Country ranch land, located just 13.5 miles southwest of Junction, TX. Each tract offers a unique blend of recreational, hunting, and homesite potential, with the infrastructure already in place for immediate enjoyment. The ranch features stunning long-range views and scattered large oak trees throughout, providing the perfect setting for a private retreat, hunting ranch, or country homesite. Water wells, electricity, improved access, and strategic land improvements ensure the land is ready for use, while the natural beauty of the property—including seasonal creeks and scenic hilltops—enhances its appeal. Prime homesites with panoramic vistas are found on the numerous hilltops across the ranch, making this a rare opportunity to own a piece of the highly sought-after Texas Hill Country. The possibilities here are as expansive as the views.

The seller will review all pre-auction offers.

TRACT 1 DESCRIPTION:

This versatile 28± acre tract is near the main entrance adjacent to the county road and accessed behind an electronic keypad gate. Extensive brush clearing and management has been done on this tract and the spring rains make it look nicely manicured. The property is fenced on the north and eastern boundaries. It is equipped with power, a water well and water reservoir tank, multiple RV hookups, a septic tank and existing structures for storage or parking vehicles. This tract is a beautiful valley with elevation on both sides, and deer and turkey are frequently seen on it. The new owner is sure to enjoy the long-range Hill Country views, and the mature oak trees scattered throughout. The property is under an ag-exemption, and a water well report and survey plat will be provided.

TRACT 2 DESCRIPTION:

This 192± acre ranch offers a little bit of everything you've always looked for in a recreational property in Kimble County. The land features beautiful, cleared hilltops with long-range views, cleared valleys showcasing mature oak trees, and a seasonal creek bottom rich in native habitat, perfect for hunting. The property is equipped with a water well, including a brand-new reservoir tank and solar pump that can also be ran on single-phase power. Electricity is available at the North entrance of the ranch. With over 180 feet of elevation change, the new owner will enjoy some of the best views the Hill Country has to offer. A wet-weather creek runs through the property, adding to its diverse topography. Extensive clearing has been done in the middle valley, showcasing the stunning oak trees and the varied terrain visible from almost any part of the ranch. This property also comes equipped with an existing deer blind and feeder, making it ready for immediate hunting use. The property is under an ag-exemption, and a water well report and survey plat will be provided.

TRACT 3 DESCRIPTION:

This 85± acre property features a seasonal draw running through the center, creating a natural corridor for wildlife and adding interest to the landscape. With over 120 feet of elevation change, the land offers great views across the surrounding countryside. Selective cedar clearing has opened up attractive valleys and left behind a strong mix of native grasses and mature oak trees. A new private water well is already in place, and electricity is available along the north boundary, making future improvements more convenient. The property is well-suited for a homestead, weekend retreat, or hunting getaway, with a good balance of cover and open space. Wildlife is abundant in the area, and the natural topography adds to both the usability and appeal of the land. The property is under an ag-exemption, and a water well report and survey plat will be provided.

TRACT 4 DESCRIPTION:

This 183± acre ranch offers some of the most impressive views in Kimble County, with over 120 feet of elevation change and one of the highest points on the property providing stunning long-range vistas. The land features a mix of rolling hills, scattered oak trees, and open pasture, making it ideal for recreation, hunting, or a future homesite. Access is convenient and private thanks to a newly constructed internal road. A brand-new water well with a 5 GPM pump and 2,500 gallon storage tank is already in place, and electricity is available along the entire southern boundary, making the property ready for immediate use or building. The entire North boundary has good net wire low fencing. Located just southwest of Junction and near the scenic Llano River Valley, Tract 4 offers a great combination of natural beauty, accessibility, and essential improvements. The property is under an ag-exemption, and a water well report and survey plat will be provided.

TRACT 5 DESCRIPTION:

This 230± acre property offers over 140 feet of elevation change, creating diverse terrain, great views, and excellent habitat for native wildlife. Brush management on the hilltops has opened up expansive long-range vistas and revealed flat, level areas that are ideal for building or weekend use. A brand-new water well is already in place, and electricity is available along the northern boundary—making future construction or off-grid living more convenient. The land includes a mix of open hilltops and natural cover with many ATV trails throughout, providing both privacy and functionality. Whether you're looking for a recreational property, hunting retreat, or a spot to build your forever home, this tract combines natural beauty with practical improvements. The property is under an ag-exemption, and a water well report and survey plat will be provided.

TRACT 6 DESCRIPTION:

Located just a short drive from Junction, this 93± acre ranch offers a great combination of accessibility, scenic terrain, and usable improvements. Accessed via a deeded easement and a newly built private road, the property features around 100 feet of elevation change, with long-range views, rugged draws, and mature oak trees throughout. The land has a gentle roll and a clean, open feel, thanks to thoughtful cedar clearing that highlights scattered oaks and creates a park-like setting. Native wildlife is abundant, including whitetail deer, turkey, hogs, and occasional exotics—making this a strong recreational or hunting property. With electricity available along the Northern boundary and a recently drilled water well already in place, this tract is ready for ranching, weekend use, or future residential construction. Whether you're planning to build, hunt, or simply enjoy the outdoors, this versatile Hill Country property offers excellent potential. The property is under an ag-exemption; a water well report and survey plat will be provided.

TRACT 7 DESCRIPTION:

This 115± acre property offers a strong mix of good brush cover, rolling terrain, and excellent hunting opportunities. With a large 1,300 + acre neighbor to the North and thick native habitat, the land provides ideal conditions for whitetail deer, turkey, and other native wildlife. The varied topography delivers nice views across the surrounding countryside, and the balance of cover and open space makes it both usable and appealing. Electricity runs along the South boundary, making future improvements more convenient. While there is no water well currently in place, the property offers multiple potential sites for drilling. Nearby wells were recently drilled to 280' to 300' deep, making 3 to 5 GPM. The property is under an ag-exemption, a survey plat will be provided. Whether you're looking for a hunting retreat, recreational property, or a private Hill Country getaway, this tract delivers a great combination of natural beauty, wildlife habitat, and building potential.

TRACT 8 DESCRIPTION:

This impressive 242± acre Hill Country property features over 150 feet of elevation change, with two prominent hilltops cleared to deliver panoramic views in multiple directions—including spectacular sunsets to the West. An internal road system loops around the hilltops, providing easy access across the property, and existing low fencing is already in place along the North and West boundaries. With a 5,000+ acre neighbor to the North and West, the land offers diverse topography, including seasonal creek valleys that support abundant native wildlife. Recent brush clearing has opened up the landscape, revealing mature oak trees scattered across the hills and draws. The property is under an ag-exemption, and a water well report and survey plat will

be provided. Whether you're seeking a weekend hunting retreat, a future country homesite, or a long-term investment in the Texas Hill Country, Tract 8 offers outstanding potential and wide-ranging opportunities.

TRACT 9 DESCRIPTION:

With a diverse mix of topography, this 181± acre property delivers sweeping long-range views, especially to the West, where sunsets light up the horizon. Rolling hills blend with seasonal creek valleys, creating excellent wildlife habitat and making the land ideal for both hunting and outdoor recreation. Extensive cedar clearing has revealed mature oak trees scattered across the hills and draws, enhancing the natural beauty of the landscape. The property has existing low fencing on the West and Southern boundaries, and a water well is already in place to support future improvements. Electricity is available at the entrance, adding convenience for future construction or weekend use. The property is under an ag-exemption, and a water well report and survey plat will be provided. Surrounded by a large neighboring ranch, this tract is well-suited for a variety of uses—from a weekend hunting retreat to a future homesite or long-term investment in the Texas Hill Country.

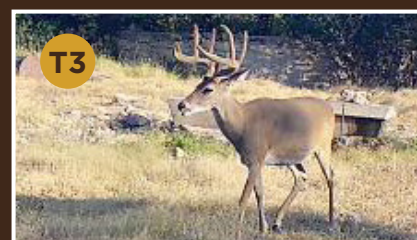
TRACT 10 DESCRIPTION:

This 155± acre Hill Country property combines scenic terrain, practical improvements, and a touch of local history. With rolling hills, seasonal creek valleys, and scattered mature oak trees, the land offers excellent habitat for native wildlife, making it ideal for hunting, recreation, or a private retreat. A water well is already in place, and electricity is available, making future improvements more convenient. Adding to the character of the property are old historic cattle pens, a reminder of its roots as part of a once-massive working cattle ranch. The property is under an ag-exemption, and a water well report and survey plat will be provided. The varied topography provides nice views and a good mix of cover and open space, ready to support a range of uses—from a weekend hunting getaway to a future homestead or an investment in the Texas Hill Country.

TRACT 11 DESCRIPTION:

Bailey Creek Ranch offers 515± acres of premier Texas Hill Country land, located just southwest of Junction in Kimble County. Fully enclosed by brand-new high fencing, this end-of-the-road property provides excellent privacy, security, and investment potential. The ranch features over 220 feet of elevation change, rolling hills, and approximately 5,000 feet of seasonal Bailey Creek frontage—enhancing both the wildlife habitat and the natural beauty of the land. Recent brush management has opened up panoramic views from the hilltops, cleared drivable fence lines, and improved access throughout the ranch. A newly drilled solar-powered water well, complete with a 2,500 gallon storage tank, supports future improvements, while thousands of mature oak trees provide prime wildlife cover. Native whitetail deer, turkey, hogs, and blackbuck roam the ranch, making it ideal for hunting, recreation, or wildlife management. The property is under an ag-exemption, and a water well report and survey plat will be provided. Access is gated and private, with high-quality internal roads leading to the ranch entrance at the end of Bailey Creek Lane. Located near the South Llano River, this is a rare opportunity to own a turnkey, high-fence ranch in one of the most sought-after regions of the Texas Hill Country.

Tracts 12, 13, 14 and 15 have been sold before the auction.

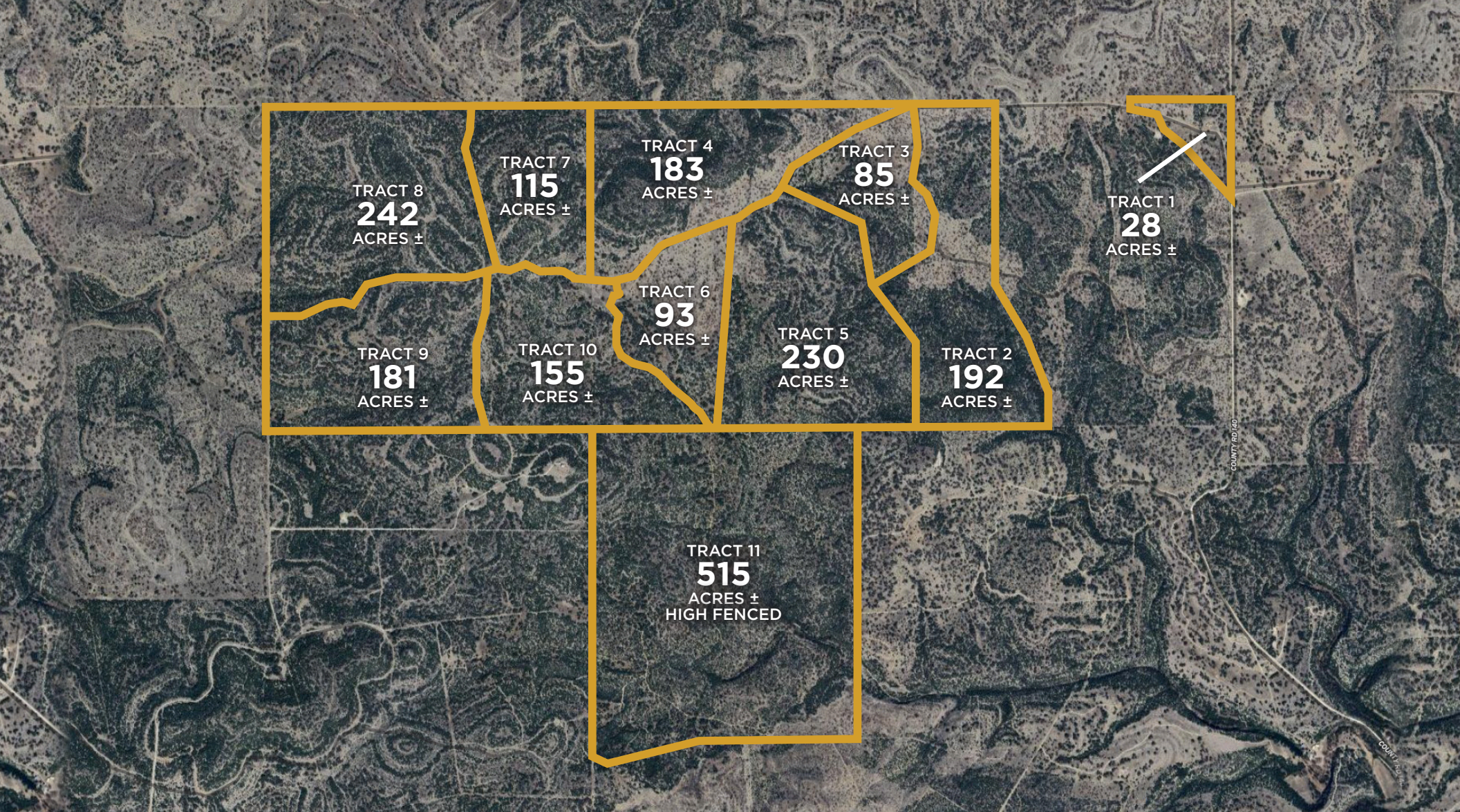


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|------------------------|------------------------------|
| Tract #: | All Tracts |
| Deeded acres: | 2018± pending survey |
| Lease Status: | No leases |
| Possession: | Immediate possession |
| Survey needed?: | Seller will provide a survey |
| Lat/Lon: | 30.42997, -99.92991 |
| Zip Code: | 76849 |

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOEY BELLINGTON, AGENT: 979.204.6311 | joey.bellington@whitetailproperties.com

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC - Joey Bellington, Broker | Whitetail Properties Real Estate, LLC - Joey Bellington, Broker | Cody S. Lowderman, Auctioneer, Lic # 16991



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