



C&P RANCH

EDWARDS COUNTY, TEXAS RANCH WITH BARNDOMINIUM FOR SALE

45.61 ACRES | \$549,000

A 2023 barndo, horse barns, and US-83 frontage.

45.61

ACRES

\$12,037

PER ACRE

2023

BARNDOMINIUM

2

BARN WITH
10 STALLS

James Bigley Ranches | 830-609-8056 | jb@jamesbigleyranches.com

Brokered by Iron Creek Realty

OVERVIEW AND KEY FACTS

C&P Ranch (Jackson Ranch Lot 32) is a 45.61-acre property on US-83 in Edwards County near Junction, with a 2023 metal barndominium, barns for horses and small livestock, and Hill Country wildlife. The land is fairly flat with a rolling slope to the west, tree cover, and grassy worked pastures.



BARNDOMINIUM



PASTURE VIEW

KEY FACTS

ADDRESS 20524 S US Highway 83, Junction, TX 76849

COUNTY Edwards County, on the edge near Junction

LEGAL Lot 32, Jackson Ranch Subdivision

ACRES 45.61

PRICE \$549,000 (\$12,037 per acre)

ACCESS US-83 frontage on the east side, second entrance on the west side

RESTRICTIONS Recorded deed restrictions apply; review in the option period

FENCING Perimeter and cross fenced, high fence on north and east only

WATER Well, 420 ft deep, about 20 GPM (per owner), 1.5 HP Goulds pump and motor (1 year old), 50-gallon pressure tank

UTILITIES PEC electricity, HCTC internet

WILDLIFE Axis, whitetail, turkey, hogs, quail, dove

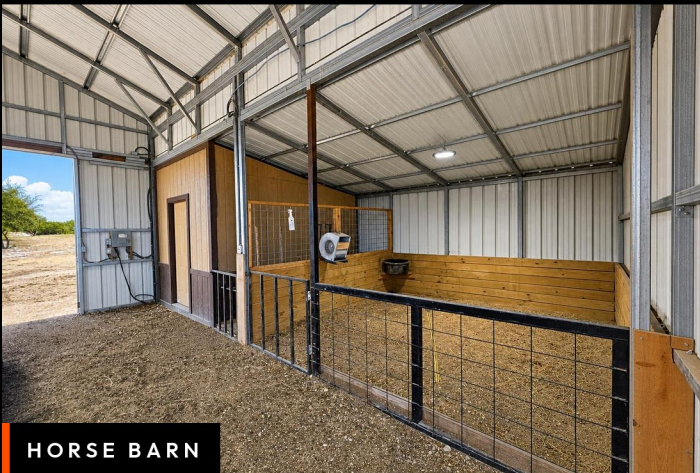
MINERALS Do not convey

TAX VALUATION No ag valuation

HOME AND IMPROVEMENTS



BARNDOMINIUM INTERIOR



HORSE BARN



RAISED GARDEN BEDS

BARNDOMINIUM

- 1,500 sq ft metal barndominium, built 2023
- 870 sq ft living space, 1 bedroom, 1 bath, washer and dryer
- 630 sq ft shop and garage
- Covered RV pad with electrical hookup

BARN AND OUTBUILDINGS

- Multi-purpose barn, 42 x 26, 3 stalls plus tack and storage
- Small animal barn, 18 x 20, 7 stalls plus storage
- Storage building, 14 x 20
- Chicken coop
- Insulated well pressure tank building
- Deer cleaning area
- 16 raised garden beds with a self-watering system

WHAT CONVEYS

CONVEYS

- Furniture (except as noted)
- Washer and dryer
- Microwave
- Garage refrigerator
- 1993 Bison 2-horse gooseneck trailer with tack room (no title)

DOES NOT CONVEY

- 2 bedroom dressers
- Office furniture
- TVs and vacuums
- House refrigerator
- John Deere 310C backhoe (negotiable separately)

BOUNDARY MAP

See the C&P Ranch property boundary on the Land ID map. Scan the code or open the link below.

id.land/maps/ae6c6c3ff54067c7544857d340d71b33/share



SCAN FOR THE MAP



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