

OWL RANCH
1,895± ACRES
KIMBLE COUNTY, TEXAS
\$9,465,525 (\$4,995 PER ACRE)



(214) 361-9191
www.hrcranch.com

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INTRODUCTION: In 1881, Captain George Keith Gordon retired from a 17-year career in the British Royal Navy to ranch cattle in Texas. West of Junction, amid the oak-lined mountains and spring-fed creeks of west-central Kimble County, he discovered what still draws people today: high-quality land, abundant wildlife, spring-fed creeks, productive grasses, and the stunning landscapes of the renowned Edwards Plateau. Though only a decade removed from the

lawless era of Indian raids and roaming outlaws in this part of Texas, Captain Gordon staked his claim here - the Owl Ranch. Nearly 150 years later, his heirs have continuously ranched and lived near or around Junction ever since. This rare blend of deep-rooted history and outstanding ranch assets is seldom found in one ranch on the market today. Hortenstine Ranch Company is proud to offer the Owl Ranch for sale.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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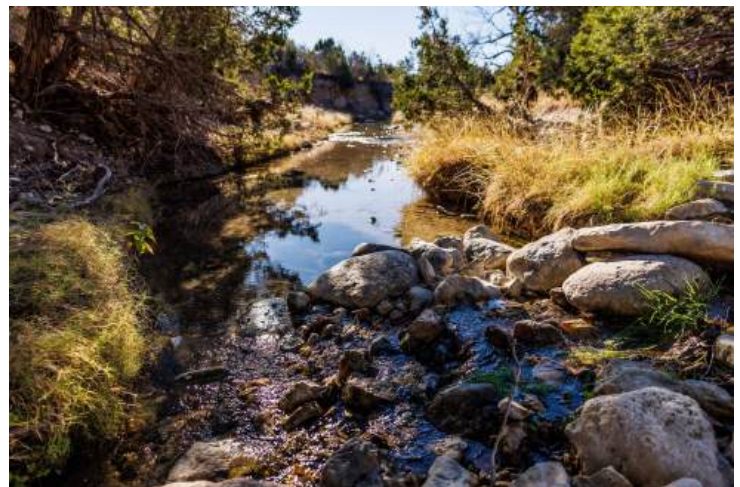


PROPERTY OVERVIEW: The Owl Ranch is a 1,895 +/- acre property that sits perched above the North Llano River, with direct access to an Interstate 10 frontage road and a short 10-15 minute drive west of Junction, TX. The ranch offers scenic terrain with dramatic topography and big views, three separate and distinct ecosystems, numerous potential building sites, mature hardwoods, miles of spring-fed creeks, onsite utilities, and a history of renown. Primary features include two miles of the nearly year-round & spring-fed North Creek and over a mile of the seasonal Cedar Hollow Creek, 350+/- ft. of elevation change, outstanding diversity of habitat, strong native grasses, abundant hardwoods & incredibly scenic building sites.

LOCATION & ACCESS: 9+/- miles west of Junction, in western Kimble County; 65+/- miles northeast of Kerrville & Fredericksburg; 120+/- miles to San Antonio; and 150+/- miles to Austin. The main entrance to the ranch is found at the end of the Interstate 10 Frontage Road, where the

county road turns into a private access road for this property and 4 additional neighboring landowners to the north. Interior roads are found throughout the ranch, in varying conditions, but almost all are passable & accessible in an ATV, and most in a truck.

WATER FEATURES: North Creek is a mostly year-round creek that flows north-south through the property for just over 2 +/- miles, creating the main valley on the ranch, before draining into the North Llano River. There are at least nine separate draws, hollows, canyons or drainages on the ranch that drain water into North Creek, plus the springs held within each. On the western side of the ranch, Cedar Hollow Creek begins on the property, also draining south, and moves through for another 1.35 +/- miles before exiting towards the North Llano River valley. A smaller set of stock ponds near the front of the property completes the surface water onsite.



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TERRAIN & SOILS: Elevation changes in this region of the Edwards-Plateau, specifically the Live-Oak & Mesquite Savannah Sub-Region, west of Junction, are intense. Elevations on the Owl Ranch range from ~1,790' near the southern boundary to ~2,140' near the northwestern corner, for a total change of ~350'. The land is marked by a scenic valley formed over the millennia by North Creek, with limestone bluffs, ridges & cliffs climbing hundreds of feet over the valley floor on either side. Innumerable scenic points & ridgelines provide views across every direction of Owl Ranch, the North Creek valley and into the North Llano River valley. Primary soils on the ranch include Shep clay & clay loams soils in the valley, while shallow & stony clay soils are found along ridgelines & throughout the canyons, and sandy loam soil types found on the upland plains.

TREE COVER & WILDLIFE HABITAT: Approximately 50-55% of the Owl Ranch is heavily wooded, with most species found here being Live Oak, Texas red oak, Shin Oak, Post Oak, Spanish Oak, California Oak, Valley Oak, Chinquapin Oak, Ashe-Juniper (Cedar), Mesquite, several pecan species, several walnut species, Texas Mountain Laurel and Texas Persimmon. Cottonwood, sycamore & other more water dependent species can also be found in the valley along North Creek. Brush and beneficial browse for wildlife include persimmon, agarita, elbow bush, sumac and other native species - with the acorn crop from the diverse set of oaks here serving as supplemental feed sources. The diversity of vegetation, cover, reliable water sources, and natural travel corridors created by the landscape all combine to provide top-tier wildlife habitat.



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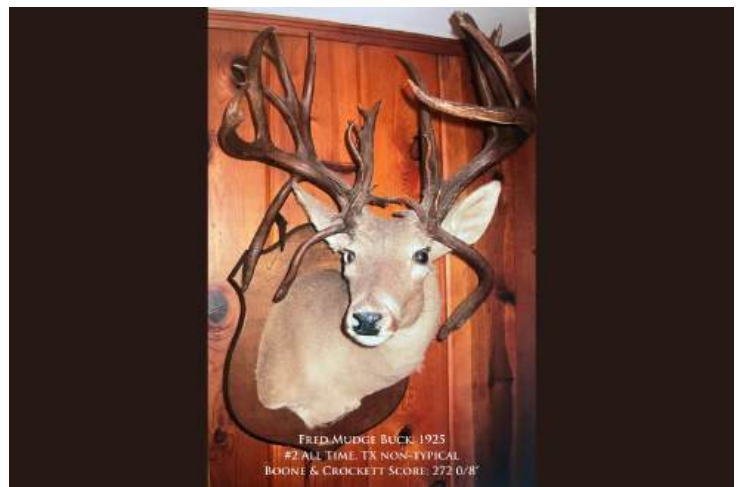


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WILDLIFE & HUNTING: The array of wildlife on the Owl Ranch is a unique asset, and leased out by current ownership. The whitetail deer herd in this region regularly produces bucks scoring in the 130-140 B&C class. As part of the area's history, the sheep ranching and high-fence game industries in this part of TX have created populations of free-ranging exotics in the area to include audad sheep, black buck, axis deer, fallow deer and more. In addition to the deer & sheep, Rio Grande turkeys are numerous in this part of Kimble County. Feral hogs, dove, ducks, bobcats, coyotes, varmints, reptiles, a variety of songbirds and predatory birds all thrive within the impressive wildlife habitat found throughout the property.

'FRED MUDGE BUCK': In 1925, Fred Mudge-grandfather of the current owners-was horseback, working livestock on his 9,000+ acre Mudge Red Hollow Ranch next door, just 9 miles west of Junction. That day would make its mark on Texas whitetail lore forever: Fred discovered an expired buck in a pasture, admired its massive rack, and took it into town for official scoring. The buck measured a Boone & Crockett 272 0/8 inches-still ranked as the #2 largest non-typical whitetail ever found or taken in Texas, and the #2 overall Texas buck by B&C standards. A replica of this iconic rack is on display at the Kimble County Museum in downtown Junction, Texas.



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FENCES, PASTURES & CATTLE: The most common native grasses on the ranch include Little Bluestem, Sideoats Grama, Curly Mesquite, and Texas Wintergrass. In the North Creek valley, taller bunchgrasses, namely Switchgrass and Indiangrass can be found. Along the rocky canyons & ridges, Hairy Grama and Texas Grama is common. Carrying capacity is an estimated 1 animal unit per 40-50 acres in normal rainfall years (22.33" annual average). Perimeter fences range from poor to excellent condition. Interior cross-fencing is vastly older & in poor to average condition.

STRUCTURAL IMPROVEMENTS: An older cabin is onsite, though older in nature, with power & a water well serving the area. Currently, the hunting rights are leased, and the hunters use the cabin, or one of the several campers, fifth wheels, portable buildings, etc., found here. A windmill operates a water well that feeds a tank & set of troughs in the NW corner of the property; two additional domestic water wells are found on the east side of North Creek Valley, for a total of four on-site.

RIGHT-OF-WAYS: KC 272 is a county road that provides access to 3 adjoining landowners to the north that splits the ranch through the North Creek Valley. There is also a smaller electric line providing electricity to the cabin.

UTILITIES: Electricity is provided by the Pedernales Electric Cooperative (PEC). The power line runs into the property from the main entrance, then up the hill to the cabin.

MINERALS: There is no active production on the subject property and no owned minerals will convey with sale.

GROUND WATER: The ranch sits above the Edwards-Trinity Aquifer. The current owners have drilled four water wells, two on the western side of the property and two on the eastern side.



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AREA HISTORY: Nestled on the rugged Edwards Plateau in west-central Texas, Kimble County and its county seat, Junction, boast a rich frontier heritage that dates back to the mid-19th century. Named for George C. Kimble, a heroic defender of the Alamo, the county was formally created by the Texas Legislature in 1858 from lands once part of Bexar County. Organized in 1876, it emerged from a landscape long inhabited by Native American tribes including the Comanche, Kiowa, and Apache - whom early settlers faced harsh challenges from, including raids and conflicts in this post-Civil War era. That same year, Junction—originally called Denman and later Junction City—was founded at the confluence of the North and South Llano Rivers, swiftly becoming the county seat after outpacing rival Kimbleville. Pioneers and ranchers tamed this high-quality hill country of oak-lined mountains, spring-fed creeks, and productive grasses; enduring courthouse fires, outlaws, and the final echoes of the lawless frontier. By the early 20th century, the area had evolved into a hub for cattle and sheep ranching, with Junction growing as a commercial and tourist center. Today, this blend of pioneering spirit, stunning natural beauty, and deep-rooted legacy continues to define the region, offering a glimpse into authentic Texas Hill Country history. More information available at: [Texas State Historical Association - Kimble County, Texas: History, Geography & Economy](#)

FAMILY & PROPERTY HISTORY: See our History Brochure for all the materials sourced in the research of the property's history since 1881: The Gordon-Mudge Legacy in Kimble County, Texas.



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AIRPORTS: Kimble County Airport (JCT) is a full-service public airport located 1+/- miles Northeast of Junction and just 8.3+/- miles East of the ranch gate. The airport includes four runways measuring between 2,255'x130' (Runways 8 & 26) and 5,004' x 75' (Runways 17 & 35). San Antonio International Airport is 120 +/- miles to the southeast, and Austin-Bergstrom International Airport is 150 +/- miles to the east.

HOSPITALS: Kimble Hospital is located in nearby Junction. This full service, 24/7 hospital and ER is just 15-minutes east of the ranch gate at Owl Ranch.

SCHOOL DISTRICT: Junction Independent School District.

PROPERTY TAXES: The property taxes for 2025 were approximately \$1,850.

DIRECTIONS FROM JUNCTION (12-minute drive): From downtown Junction, take Main Street west & north, before turning left onto RM-1674. Continue for 4+/- miles before turning right onto RM-2291, then left in just 0.8 miles onto the I-10 West Frontage Road. In 3.4 miles, the road will dead-end at the entrance gate to the ranch.

PRICE: **\$9,465,525 (\$4,995 PER ACRE)**

CONTACT:

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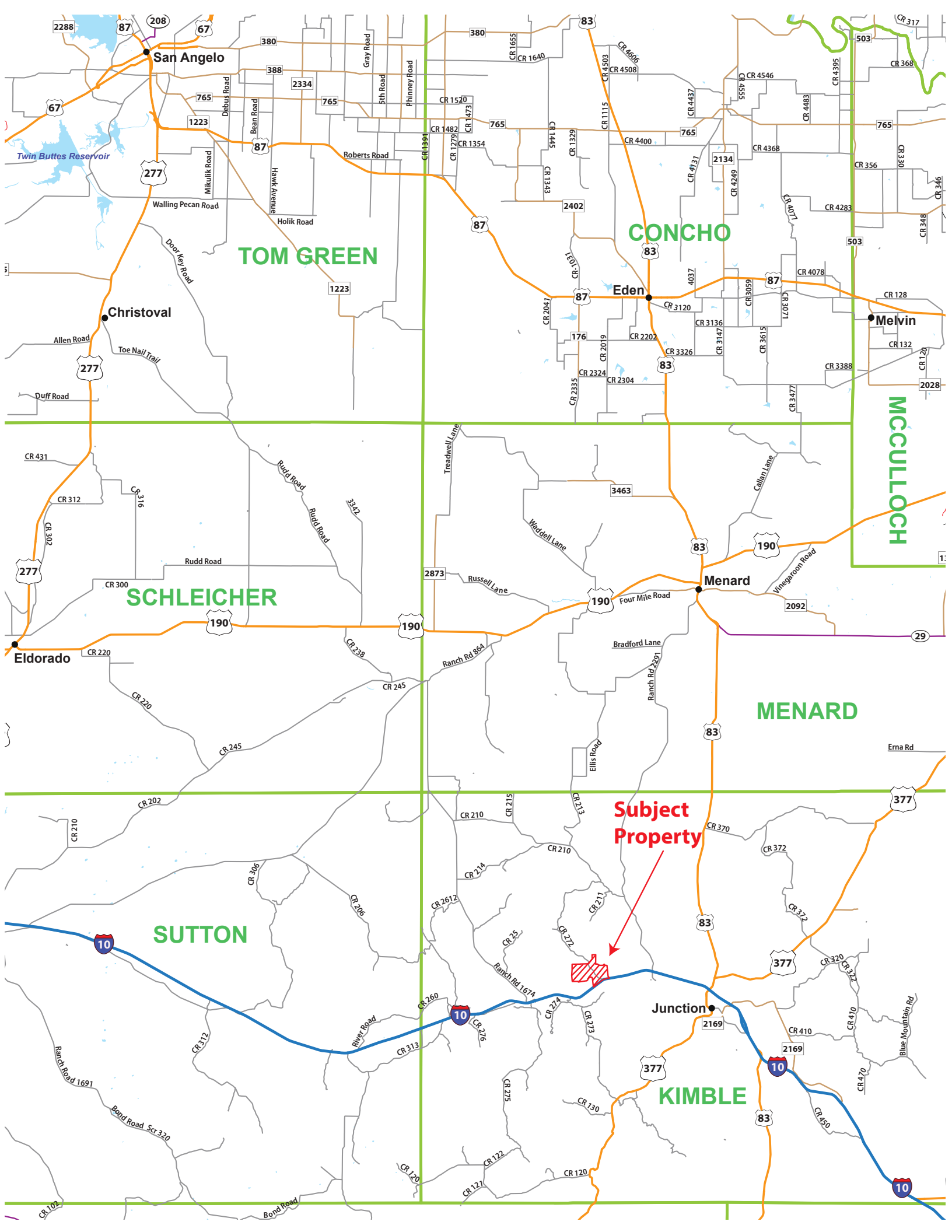
chrisw@hrcranch.com



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San Angelo

Twin Buttes Reservoir

TOM GREEN

CONCHO

MCCULLOCH

SCHLEICHER

MENARD

SUTTON

KIMBLE

Subject Property

Christoval

Eden

Melvin

Menard

Eldorado

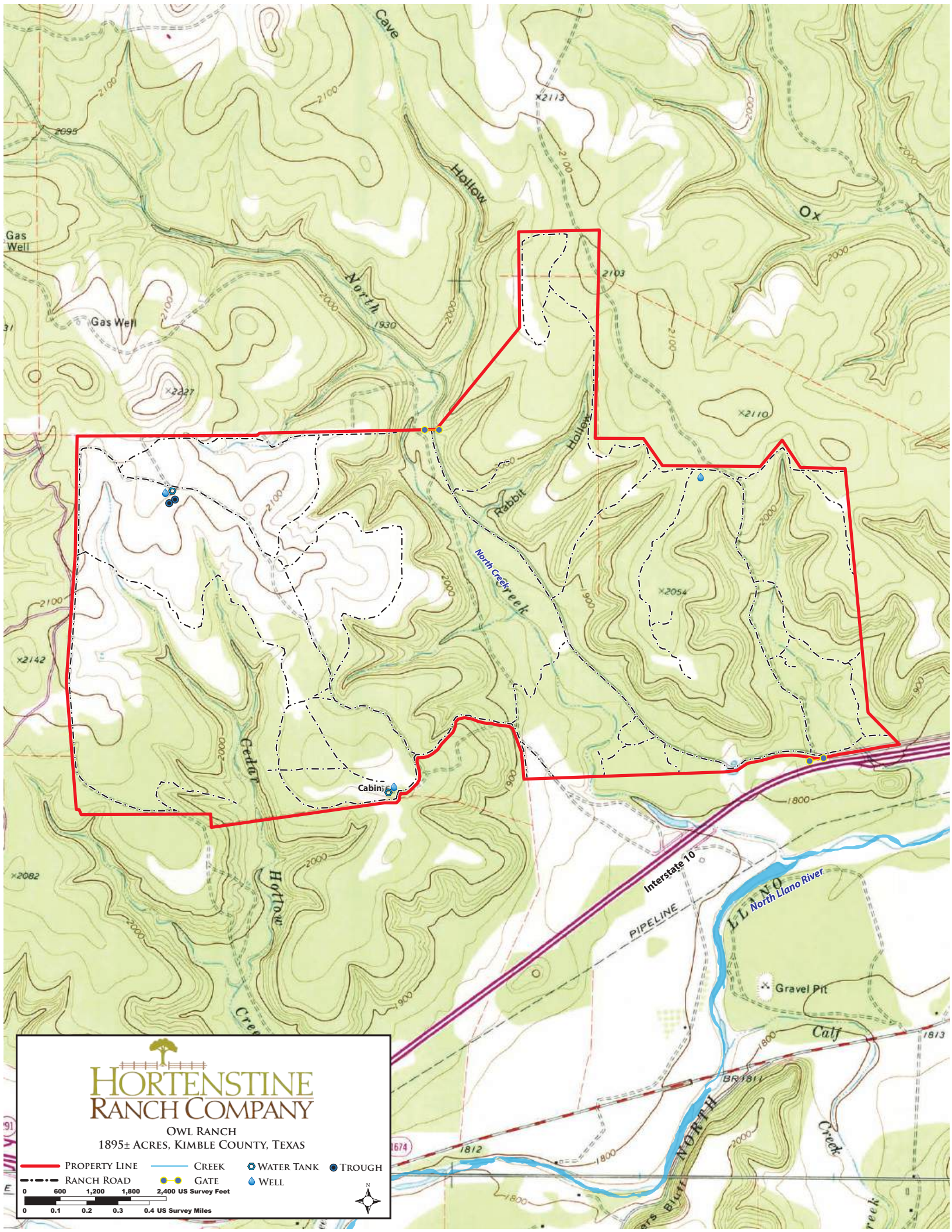
Junction



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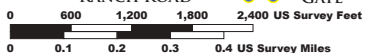




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— PROPERTY LINE	— CREEK	● WATER TANK	● TROUGH
- - - RANCH ROAD	● GATE	● WELL	



0 0.1 0.2 0.3 0.4 US Survey Miles



Gas Well

Hollow

North

Ox

Rabbit

North Creek

Cedar

Cabin

Interstate 10

PIPELINE

North Llanero River

Gravel Pit

Calf

BR 1811

Creek



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