

\$10,019,709 - 1815 Ranch Road 2597, Sonora

MLS® #21056255

\$10,019,709

2 Bedroom, 2.00 Bathroom, 2,035 sqft

Residential on 2602.52 Acres

NA, Sonora, TX

LAND: This highly improved working cattle and hunting ranch is highlighted by several cleared food plots and offers scattered live oaks, some cedar and mesquites and cover for a native wildlife habitat. 7 water wells supply the ranch stock ponds for roaming and grazing livestock and wildlife. Improved all weather ranch roads allow for easy access to all parts of the ranch.

IMPROVEMENTS: Enter this amazing property through a beautiful stone and iron secured entrance. The ranch house is 2,035 sq. ft., 2 bedrooms, 2 bathrooms, metal roof, vaulted ceiling, open floor plan, large wood-burning fireplace, stone accent walls in living room, bedrooms, and bathrooms, and stained concrete floors throughout. The kitchen offers a stone backsplash, custom cabinetry, and stone countertops. Double sinks and large walk-in showers are in both spacious bathrooms.

Outside the main house is a rock and stucco building with covered porch, arched wood burning fireplace, natural wood posts, metal roof, a full kitchen indoors, large utility room with storage and countertops, wood burning cook stove, a vaulted stained wood ceiling, and brick floors.

Other Improvements: A 66' X 156' insulated shop with concrete floor, 20' covered sheds and 5-14' roll up doors. A 66' X 150' machinery shed, pipe



working pens, load out chute, excellent fencing, and re-surfaced ranch roads.

MINERALS: The owner will convey all minerals owned and leasing rights.

SUMMARY: This ranch is one of the most impressive working and hunting ranches in Sutton County. It is the ideal property for outdoor enthusiasts, ranchers, or a recreational place with room to entertain, storage for all your toys, to enjoy a weekend away from the city. It is located within an easy drive from Sonora, San Antonio, Junction or San Angelo.

ADDITIONAL ACREAGE AVAILABLE: The seller also owns additional property in the area that can be purchased. Please contact the listing agent for acreage locations and amounts.

Built in 1996

Essential Information

MLS® #	21056255
Price	\$10,019,709
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,035
Acres	2,602.52
Year Built	1996
Type	Residential
Sub-Type	Farm
Style	Ranch
Status	Active

Community Information

Address	1815 Ranch Road 2597
Subdivision	NA

City	Sonora
County	Sutton
State	TX
Zip Code	76950

Amenities

Utilities	Outside City Limits, Propane, Septic, Well
Garages	Additional Parking, Gravel

Interior

Interior Features	Eat-in Kitchen, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Call Listing Agent
Heating	Central, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Masonry, Wood Burning

Exterior

Exterior Features	Barbecue, Covered Porch(es), Fire Pit, Outdoor Grill, Outdoor Kitchen, RV Hookup, RV/Boat Parking, Stable/Barn, Other
Lot Description	Acreage, Few Trees, Hilly, Many Trees, Cedar, Mesquite, Oak, Pasture
Roof	Metal
Construction	Rock/Stone
Foundation	Slab

School Information

District	Sonora ISD
Elementary	Sonora
High	Sonora

Listing Details

Listing Agent	Jim Davis
Listing Office	Stephens Ranch Hand Real Estate

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