

## DESCRIPTION

This is a beautiful Hill Country ranch that has been in the same family since 1964. This diverse property has live water, large trees, spectacular views, open pastures, tons of wildlife and a timeless stone house overlooking the Guadalupe River. This ranch would make a perfect weekend getaway or full time residence.

260± Acres Kerr County

## **IMPROVEMENTS**

The newly constructed chip seal driveway leads to a beautiful stone house that was built in 1982 and has 4 bedrooms, 4.5 bathrooms. There is a spacious kitchen with a connecting breakfast area, formal dining room, large living room with vaulted ceilings and an attached billiards/game room with a wet bar. The large master bedroom has a fireplace plus his and hers sinks and closets. Each of the guest 3 bedrooms have their own full bathrooms. There is an enclosed back patio with a fireplace. Other improvements include a 3-space carport with an attached storage space and greenroom.







## WATER

The property has 1,075± feet of both sides of flowing South Fork Guadalupe River. The river in this area is shallow but does have several pools of water that will hold some fish. There is 1 water well that fills a cistern which then services the house.

## WILDLIFE

This ranch is loaded with wildlife both native and exotic species. Native wildlife present includes but is not limited to Whitetail Deer, turkey, dove, wild hogs and varmints. Exotics that have been seen on the ranch include Axis deer, Aoudad, Black Buck, Fallow and Sika Deer.



## TERRAIN/VEGETATION

The field around the house is mostly level and has deeper soils which would be ideal for horses. As you head south to the bulk of the ranch you get into rolling terrain which provides several areas with long range views. The ranch is covered in large hardwood trees which include Live Oak, Spanish Oak, Blue Oak, Cedar Elms and some Black Walnut Trees around the creek drainages.









## **TAXES**

Ag Exempt.

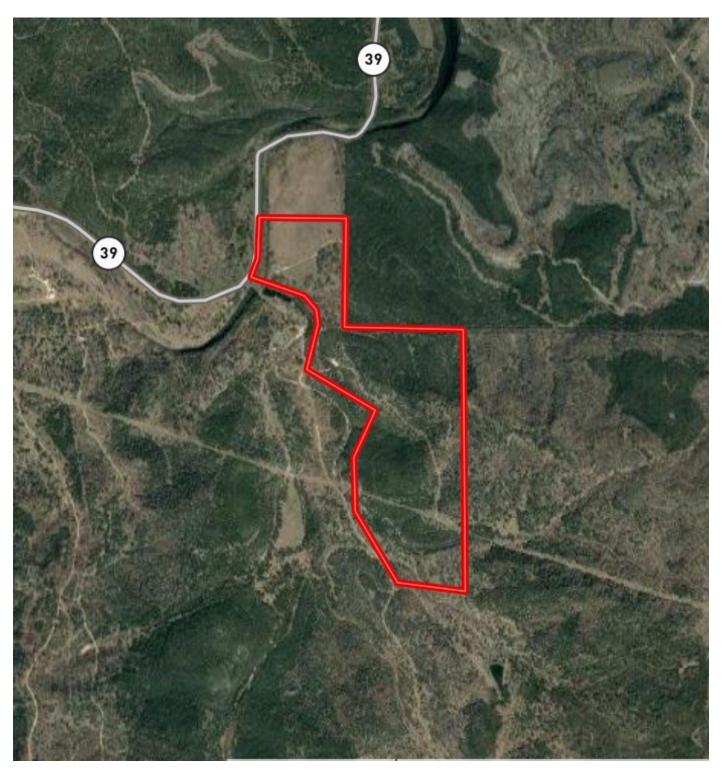
## **BROKERS NOTE**

This property can be purchased in a 45-acre or 10-acre parcel. Please call broker for more information.

260± Acres Kerr County

## MAP LINK

Click here to view map



260± Acres Kerr County



# 260 ± ACRES KERR COUNTY 4317 HWY 39 HUNT, TEXAS

The property has 1,050± feet of frontage on Hwy 39, however, the access to the property will be via a short chip seal easement road. The ranch is located 13± miles S of Hunt, 25± miles SW of Kerrville, 50±miles SW of Fredericksburg, 90±miles NW of San Antonio, 125± miles SW of Austin and 280± miles W of Houston, TX The Kerrville Municipal Airport (KERV) is located 5 miles SE of Kerrville and has a 6004-foot runway

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

#### PROPERTY WEBSITE

Click here to view website

VIDEO LINK

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