



MOUNTAIN HOME, TEXAS · YO RANCHLANDS

1305 NW Camino Real

Mountain Home, TX 76849 · Kerr County · 121.20± ag-exempt acres · two lots · stocked pond · hunting cabin

\$2,200,000

LIST PRICE

121.20± ac

TWO LOTS · AG EXEMPT

5,753 sq ft

5 BED · 4 BATH · BUILT 1994

F119745A

MLS · ACTIVE

THE LODGE

- 5,753 sq ft — 5 bedrooms, 4 baths, two stories, ranch style, rock exterior, built 1994
- Two living areas, a formal dining room, and an indoor hot tub room
- Upstairs **game loft** with a bar, pool table, poker table and ping pong
- Rocking-chair porches looking out over native oaks and the pond

BUILDINGS

- Separate **guest hunting cabin** for additional sleeping space
- Oversized **3-car garage with workshop** — room for ATVs and gear

WATER & UTILITIES

- Well water · licensed **septic**
- Electric connected through **CTEC** · private garbage service
- Live water** noted on the MLS detail sheet — concrete-lined, stocked pond



THE GREAT ROOM

Floor-to-ceiling stone fireplace, salt tile, one of the two living areas. **The fire shown in this frame is a digital insert added in post-production — the firebox is empty in person.**



THE GAME LOFT

Upstairs under a vaulted pine ceiling — bar and stools, pool table, poker table and ping pong.



THE ACREAGE

Gentle rolling and partially wooded — the ranch road running out across the land.



THE TWO LOTS

The two lots as one block, fronting Camino Real Rd NW. **Boundary lines are approximate and for illustration only — not a survey.**

The lodge is shown furnished with the seller's belongings. Furniture, taxidermy mounts, game-room equipment, artwork, and family photographs are the seller's personal property and do not convey. Some listing photographs have been retouched.

WHAT A BUYER SHOULD VERIFY

Boundaries, acreage and easements. The red outline on the parcel image was drawn by hand over an aerial photograph. Boundary lines are approximate and for illustration only — not a survey. A buyer should order a current survey and verify acreage, boundaries and easements independently.

Minerals, taxes and the exemption. Mineral rights are listed as unknown. Taxes without exemptions are **\$20,665.69** (KCAD #45745, #45746) and the ag exemption is in place — verify its standing, and any rollback exposure, with the appraisal district.

Square footage. The 5,753 square feet is the appraisal-district figure, and the 121.20 acres is the MLS figure. All measurements are approximate and should be verified independently.

Seller's Disclosure Notice. Listed as on file with the MLS; request the current copy from the listing agent. **Well, septic, utilities and schools** should be verified independently, along with the deed restrictions and the HOA road.

SHOWINGS

Appointment only; the listing agent must accompany. No for-sale sign on the property. Gated entry — the YO Ranchlands gate is off US 83 N; call or text for the code and final directions. Schedule through **ShowingTime** (800) 746-9464.

OFFERS

Request the offer instructions from the listing agent before you write. **This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.**

TAXES & TERMS

Taxes without exemptions **\$20,665.69** (KCAD #45745, #45746); ag exempt. Legal: YO RANCHLANDS 2, Lots 92 & 91, 53.28 & 67.92 acres. Cash or conventional; possession at closing; the MLS lists no equipment as included. List date 7/2/2025.

SEE THE WHOLE PLACE brokenarrowgroup.com/listings/1305-camino-real/ · video tour at [/ #tour](#) · photo gallery at [/ #photos](#)

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