



LAND &
RANCH

SINCE 2002

KERR COUNTY · MOUNTAIN HOME, TEXAS · YO RANGLANDS

1305 NW Camino Real

Yates Ranch — 121.20 ag-exempt acres in the YO Ranchlands, with a 5,753 sq ft rock lodge, a guest hunting cabin, and a concrete-lined, stocked pond.

\$2,200,000

LIST PRICE

121.20 ac

TWO LOTS · AG EXEMPT

5 bd · 4 ba

5,753 SQ FT · BUILT 1994

Pond

CONCRETE-LINED & STOCKED

Property snapshot



ACREAGE

121.20 ac

Lots 92 & 91 — 53.28 + 67.92 ac · YO
Ranchlands



MAIN LODGE

5,753 sq ft

5 bed · 4 bath · rock exterior · two
stories, built 1994



WATER

Well

Live water: yes · concrete-lined,
stocked pond



SEWER & ELECTRIC

Licensed septic

Electric: CTEC · private garbage
service



EXEMPTION & TAXES

Ag exempt

Taxes without exemptions \$20,665.69
(KCAD)



LAND

Gentle rolling

Partially wooded · hardwoods ·
secluded · partial fencing



ACCESS

HOA road

Asphalt · chip-and-seal · not in city
limits



BUILDINGS

Garage + cabin

Oversized 3-car garage with
workshop · guest hunting cabin



SUITABLE USE

**Hunting &
recreation**

Fishing · grazing · horses · residential
· blinds & feeders in place

All figures from the MLS detail sheet (MLS #F119745A, list date 7/2/2025). Kerr County appraisal district #45745 and #45746. Elementary school: Divide — buyer to verify. Mineral rights: unknown. Deed restrictions on file (attached). Will sell: cash or conventional; possession at closing. Buyer should independently verify taxes, acreage, minerals, schools, square footage, and easements — all measurements are approximate.

About the place

YO RANCHLANDS · KERR COUNTY, TX

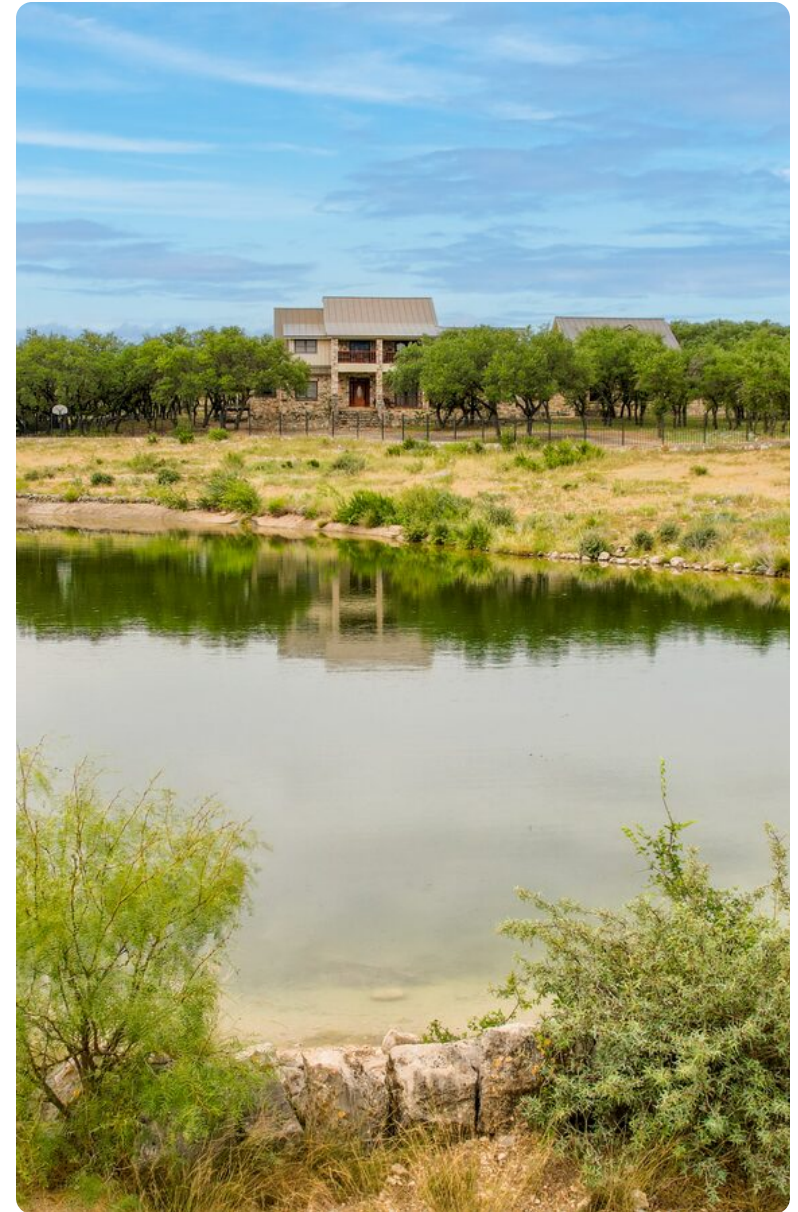
Yates Ranch is 121.20 acres in the YO Ranchlands, west of Kerrville off US-83. The main lodge runs 5,753 square feet — five bedrooms, four baths, two living areas, a formal dining room, and an indoor hot tub room. Rocking-chair porches look out over native oaks and the pond.

Upstairs there's a game loft set up with a bar, a pool table, a poker table, and ping pong. A separate guest hunting cabin adds sleeping space, and the oversized three-car garage has a workshop with room for ATVs and gear.

The land is gentle rolling and partially wooded, with hardwoods and enough cover to hunt. Blinds and feeders are already in place. The pond is concrete-lined and stocked. Water is a well, sewer is a licensed septic, electric is CTEC, and the ag exemption is in place. Access is by HOA road, asphalt and chip-and-seal.

It sits near the Y.O. Ranch Headquarters, where hunting tours, clay shooting, horseback riding, and event facilities are available.

- 121.20 acres across two YO Ranchlands lots — 53.28 and 67.92 acres, ag exempt.
- Concrete-lined, stocked pond; live water noted on the MLS detail sheet.
- Blinds and feeders in place · hunting permitted · hardwoods · partial fencing.



The concrete-lined, stocked pond, with the lodge on the rise behind it. The MLS detail sheet lists live water on the property.

Arrival, the lodge & the land

1305 NW CAMINO REAL



Showings are by appointment only and the listing agent must accompany. There is no sign on the property.

Inside the lodge

TWO LIVING AREAS · GAME LOFT · HOT TUB ROOM



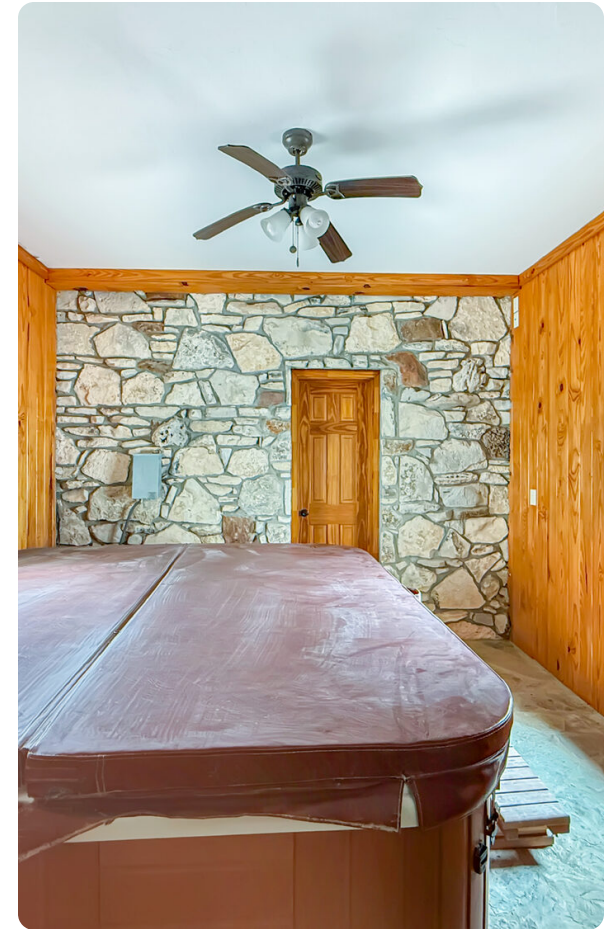
The great room

Floor-to-ceiling stone fireplace, saltillo tile, and 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.



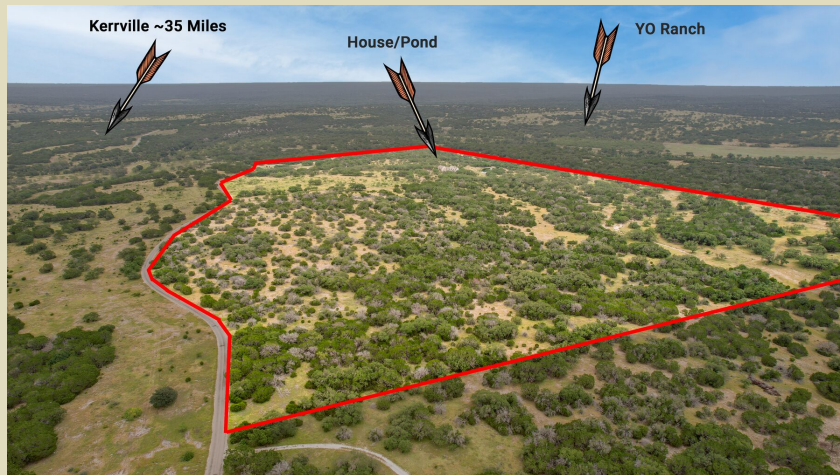
The hot tub room

An indoor room of its own — knotty pine with a stone wall and windows on two sides.

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.

Location & land context

KERR COUNTY · MOUNTAIN HOME, TX 76849



Where it sits — the house and pond, the YO Ranch to the east, and Kerrville roughly 35 miles away. Boundary lines are approximate and for illustration only — not a survey.



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

Mountain Home, TX

YO Ranchlands, Kerr County · not in city limits

~35 miles

To Kerrville, per the marked aerial

HOA road

Asphalt & chip-and-seal access

Y.O. Ranch HQ

Nearby — tours, clay shooting, riding

On the maps above. The red outline on both images was drawn by hand over an aerial photograph. Boundary lines are approximate and for illustration only — not a survey. The same applies to the parcel aerial attached with this packet. A buyer should order a current survey and verify acreage, boundaries, and easements independently.

See it all

FULL PHOTO SET & VIDEO TOUR



Full listing page

Specs, land notes, the maps, showing details and the packet, in one place.

brokenarrowgroup.com/listings/1305-camino-real/



Video tour

An aerial pass over the lodge, the pond, the drive and the acreage.

brokenarrowgroup.com/listings/1305-camino-real/#tour



Photo gallery

The full photo set — the gate, the lodge, the porch, the pond, the rooms.

brokenarrowgroup.com/listings/1305-camino-real/#photos



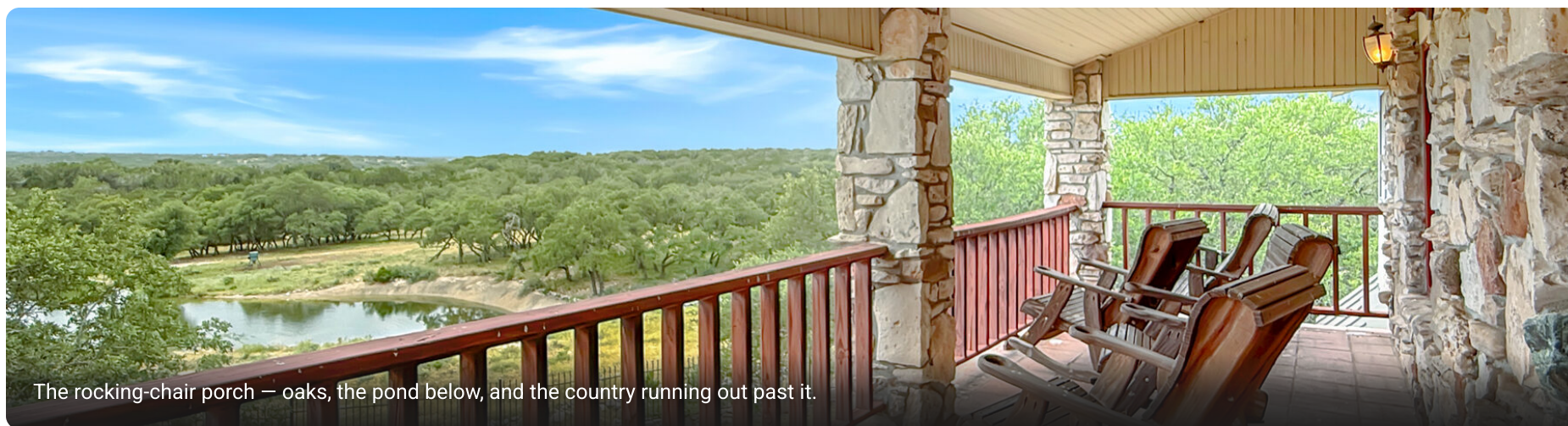
Ask us for the full set →

frontdesk@brokenarrowrealttygroup.com



Call or text →

830-383-2026 · David Hughes / Jayden Hughes



The rocking-chair porch — oaks, the pond below, and the country running out past it.

Schedule showings through ShowingTime at (800) 746-9464. Appointment only; the listing agent must accompany. There is no sign on the property.

Disclosures & how to offer

FOR THE BUYER'S AGENT

Attached with this packet

-  **Deed restrictions — YO Ranchlands.** On file per the MLS detail sheet; attached as **Deed-Restrictions-YO-Ranchlands.pdf**.
-  **Parcel aerial & boundary map.** Attached as **Parcel-Aerial-Boundary-Map.pdf**. Boundary lines are approximate and for illustration only — not a survey.
-  **Offer Instructions.** The listing's required offer checklist, attached as **Offer-Instructions.pdf**.
-  **Seller's Disclosure Notice.** Listed as on file with the MLS. Request the current copy from the listing agent before writing.
-  Mineral rights: **unknown**. Acreage, taxes, schools, square footage and easements are from the MLS detail sheet — buyer to verify independently. All measurements are approximate.

How to submit an offer

This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.

-  Submit offers with **everything listed on the attached Offer Instructions**. Incomplete packages go back.
-  Email offers to **frontdesk@brokenarrowrealtygroup.com**, then call or text **830-383-2026** so we know it landed.
-  **Will sell:** cash or conventional. **Possession:** at closing. Title: Kerrville Title Co.
-  **Showings:** appointment only, listing agent must accompany, no sign on the property. Book through **ShowingTime (800) 746-9464**.
-  The lodge is furnished with the seller's belongings — furniture, taxidermy, game-room equipment and personal effects **do not convey**.



LAND &
RANCH

SINCE 2002

Let's go take a look.

You bring the dream. We have the land.

David Hughes

TREC #501321

Jayden Hughes

TREC #728099

Broken Arrow Group, eXp Realty

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[TREC Information About Brokerage Services \(IABS\)](#) · [TREC Consumer Protection Notice](#)

Information from the MLS detail sheet for MLS #F119745A and believed reliable but not guaranteed. Boundary lines shown are approximate and for illustration only — not a survey. Buyer should independently verify all information.