



SPRING VALLEY RANCH · KERR COUNTY, TEXAS

150 Coker Hollow

Kerrville, TX 78028 · Turtle Creek Ranch · unrestricted · end of the road

\$1,050,000

LIST PRICE

34.51± ac

THREE LOTS

~\$30,426

PER ACRE

F123995A

MLS · FARM & RANCH

THE LAND

- 34.51± acres — three Turtle Creek Ranch lots
- Scenic box canyon; about 200 ft of elevation change (1,812' to 1,986' MSL)
- Open meadows, wooded hillsides, native brush
- Full perimeter fencing with multiple gates
- Unrestricted** — no deed restrictions, no HOA; manufactured housing permitted

WATER

- New 640-ft well, completed 2024**
- 1-acre spring-fed pond, about 15 ft deep, stocked with bass, catfish and perch
- Year-round live water from subsurface springs
- Intermittent seasonal springs on the property

WILDLIFE & AG

- Wildlife management tax exemption**
- Whitetail deer, turkey and dove; blinds and game feeders convey and for illustration only — it is not a survey. Order a current survey and independently verify acreage, boundaries, easements, exemption status, minerals, square footage and utilities.
- Suited to cattle, horses, hunting, fishing, recreation

UTILITIES

- Bandera Electric Cooperative; high-speed BEC internet available
- LP gas on the property
- Septic with leach field; second tank at the front gate

THE HOUSE

- Native rock ranch house, about 1,960 sq ft — pier and beam, metal roof
- 2 bedrooms, 2 baths, one story, built c.1960
- Wood-burning stove; large eat-in kitchen with gas cooktop and butcher-block island
- Updated bath with pine wainscoting; covered porch with swing
- Floor furnace and wall heater; window AC units; electric water heater
- Carpet and simulated-wood floors — comfortable and dated

IMPROVEMENTS THAT CONVEY

- Storage shed, tractor shed, portable buildings
- Corrals and gates; livestock feeders and troughs
- Irrigation equipment and submersible pumps; hunting blinds and game feeders

LOCATION & ACCESS

- Kerr County, Area 44 — Upper Turtle Creek
- Turtle Creek Ranch subdivision; outside the city limits, no ETJ
- County road, asphalt — dead-ends at the property gate

WHAT A BUYER SHOULD VERIFY

Oak wilt is present on the property. A power line runs along the back border. There is an abandoned mobile home on an **adjacent** tract — not on this property. The septic system is listed as unlicensed. **There is no survey in the file**; the acreage was confirmed by mapping, and any boundary shown or described is approximate and for illustration only — it is not a survey. Order a current survey and independently verify acreage, boundaries, easements, exemption status, minerals, square footage and utilities.

SHOWINGS

Appointment only; the listing agent must accompany.
No for-sale sign on the property. 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 **\$10,051.00** (KCAD).
Minerals: seller conveys all owned; the owned interest is unknown. Cash or conventional.

David Hughes · TREC #501321 · Jayden Hughes · TREC #728099

Broken Arrow Group, eXp Realty · Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026 · frontdesk@brokenarrowrealtygroup.com · brokenarrowgroup.com

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