

An aerial photograph of a rural property. In the foreground, a calm pond reflects the sky. A small wooden dock extends into the water. The surrounding landscape is a mix of green trees and dry, brownish ground. In the middle ground, there are several small buildings, including a red barn and a white house, nestled among the trees. The background shows rolling hills covered in dense vegetation under a blue sky with scattered white clouds.

exp
REALTY

LAND &
RANCH

SINCE 2002

KERR COUNTY · KERRVILLE, TEXAS · UPPER TURTLE CREEK

150 Coker Hollow

Spring Valley Ranch — 34.51± unrestricted acres in a box canyon at the end of the road, with a 1-acre spring-fed pond, a new 640-ft well, a wildlife management exemption, and a 1960s native rock ranch house.

\$1,050,000

LIST PRICE

34.51 ac

THREE LOTS · UNRESTRICTED

~\$30,426

PER ACRE

Live Water

SPRING-FED POND · NEW WELL

Property snapshot



ACREAGE

34.51± ac

Three Turtle Creek Ranch lots ·
roughly \$30,426 per acre



WATER

Well + pond

New 640-ft well, completed 2024 · 1-
acre spring-fed pond, about 15 ft deep



LIVE WATER

Year-round

Subsurface springs feed the pond ·
stocked with bass, catfish and perch ·
intermittent seasonal springs



LAND

~200 ft of relief

1,812' to 1,986' MSL · box canyon ·
open meadows, wooded hillsides,
native brush



EXEMPTION & TAXES

**Wildlife
management**

Taxes without exemptions \$10,051.00
(KCAD) · buyer to confirm the
exemption carries forward



RESTRICTIONS

Unrestricted

No deed restrictions, no HOA ·
manufactured housing permitted ·
outside city limits, no ETJ



HOUSE

~1,960 sq ft

2 bed · 2 bath · one story · native rock,
pier & beam, metal roof · built c.1960



UTILITIES

BEC electric

High-speed BEC internet available · LP
gas on property · septic with leach
field, second tank at the front gate



SUITABLE USE

**Cattle, horses,
hunting**

Fishing · recreational · residential ·
whitetail, turkey and dove · blinds and
feeders convey

Figures are from the confirmed listing record for MLS #F123995A (Farm & Ranch), list date 3/31/2026, Kerr County Area 44 — Upper Turtle Creek, Turtle Creek Ranch subdivision. Mineral rights: seller conveys all owned; the owned interest is unknown. Terms: cash or conventional. There is no survey in the file — acreage was confirmed by mapping, not by survey. Buyer should independently verify acreage, boundaries, taxes, exemption status, minerals, square footage, utilities and easements. All measurements are approximate.

About the place

TURTLE CREEK RANCH · KERR COUNTY, TX

Coker Hollow Road dead-ends at the gate. Past it, 34.51 acres open into a box canyon — meadow along the bottom, wooded hillsides either side, and about 200 feet of elevation between the low ground and the high country at the back.

The water is the reason to walk this one. Subsurface springs run year-round and feed a spring-fed pond of roughly an acre, about fifteen feet deep, stocked with bass, catfish and perch. A new 640-foot well was completed in 2024.

The land carries a wildlife management tax exemption — whitetail, turkey and dove use it, and the blinds and feeders convey. The perimeter is fenced with multiple gates, and the working end of the place sits around the meadow: corrals, feeders and troughs, a storage shed, a tractor shed and portable buildings.

No deed restrictions, no HOA. Outside the city limits with no ETJ, manufactured housing permitted, county road asphalt to the gate.

- 34.51± acres across three Turtle Creek Ranch lots, unrestricted.
- Year-round live water · 1-acre stocked pond · new 640-ft well (2024).
- Wildlife management exemption · blinds and feeders convey · fully fenced.



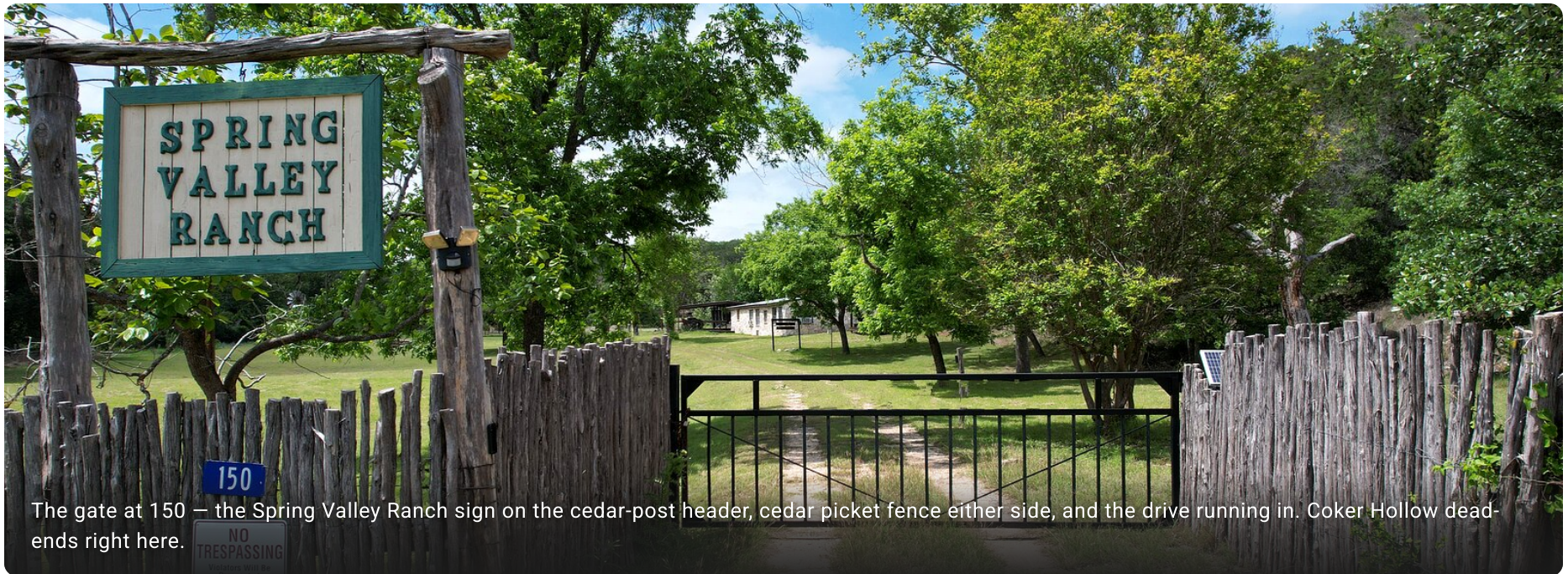
The spring-fed pond — about an acre, roughly fifteen feet deep, with a dock on the far bank. Subsurface springs keep it running year-round.



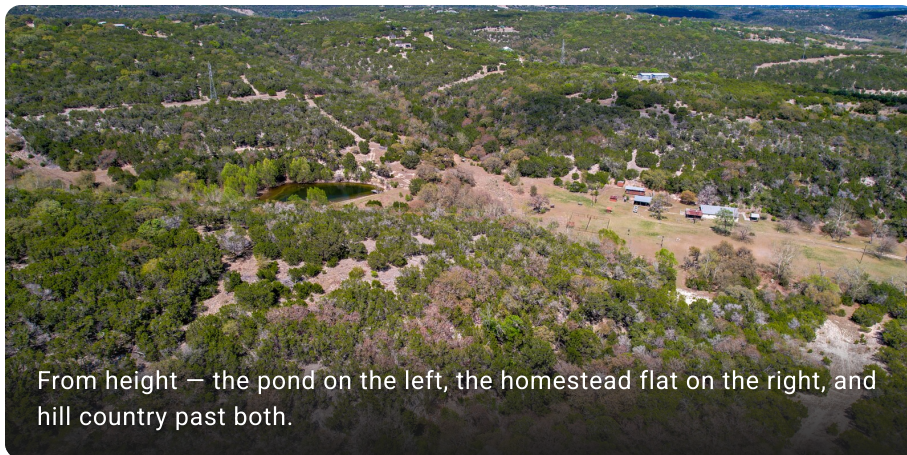
The meadow, with the windmill, the corrals and a feeder. Livestock feeders, troughs and the sheds sit around this flat.

The way in & the country

END OF COKER HOLLOW · 34.51± ACRES



The gate at 150 — the Spring Valley Ranch sign on the cedar-post header, cedar picket fence either side, and the drive running in. Coker Hollow dead-ends right here.



From height — the pond on the left, the homestead flat on the right, and hill country past both.



The canyon as one piece — meadow along the bottom, wooded hillsides either side, pond at the far end.

Showings are by appointment only and the listing agent must accompany. There is no for-sale sign on the property. There is no aerial or photograph of the new well in the current photo set; well documentation is on file and can be requested from the listing agent.

The house

NATIVE ROCK · C.1960 · 2 BED / 2 BATH



Native rock, one story

About 1,960 square feet on pier and beam under a metal roof, with the covered porch off the far end. Window units cool it; a floor furnace and a wall heater carry the heat.



The eat-in kitchen

Large, with a butcher-block island bar across the front and gas cooking. The cabinets, counters and paneling are original to the house.



The wood stove

A wood-burning stove on a stone hearth against a full stone wall. Carpet and simulated-wood floors through the rest of the house.

The honest read on the house

The house is comfortable and it is dated. The cabinetry, counters, paneling, carpet and ceilings are original; the bathroom has been updated and is finished in pine wainscoting. Cooling is window units, heat is a floor furnace and a wall heater, and the water heater is electric. It is liveable as it stands, and it leaves the next owner room to make their own decisions. On 34.51 acres with this much water, the land is the asset and the house is shelter that already works.

It is shown furnished with the seller's belongings — furniture, taxidermy mounts, artwork and personal effects are the seller's property and do not convey. The house was built around 1960, so the federal lead-based paint disclosure applies and the addendum is on file. The drone did not photograph the house from the air; it appears from the ground here and as a small element inside the wide aerials on pages 4 and 6.

Location & land context

KERR COUNTY · KERRVILLE, TX 78028



The setting — the meadow and buildings on the flat, the pond to the right, wooded ridges on three sides. No boundary line is drawn on this image.



Straight down over the homestead — house, sheds, portable buildings, corrals and the mowed meadow. No boundary line is drawn on this image.

Kerrville, TX 78028

Kerr County, Area 44 — Upper Turtle Creek

End of the road

Coker Hollow dead-ends at the property gate

County road

Asphalt surface to the gate

No city limits

Outside the city limits, no ETJ

On the aerials above. No boundary line has been drawn on either image, and **there is no survey in the file.** The acreage was confirmed by mapping, not by survey. Any boundary shown or described in this packet is approximate and for illustration only — it is not a survey. A buyer should order a current survey and verify acreage, boundaries and easements independently. **Directions:** from Kerrville, head down Hwy 16 South, turn right on Turtle Creek Rd, 2.8 miles, take a left on Bushwack, which turns into Coker; turn right onto Coker Hollow S, which dead ends into the property gate.

See it all

FULL PHOTO SET & AERIAL TOUR



Full listing page

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

brokenarrowgroup.com/listings/150-coker-hollow/



Aerial tour

A pass over the pond, the meadow, the homestead and the canyon walls.

brokenarrowgroup.com/listings/150-coker-hollow/#tour



Photo gallery

The full set — the pond, the meadow, the canyon, the house and the porch.

brokenarrowgroup.com/listings/150-coker-hollow/#photos



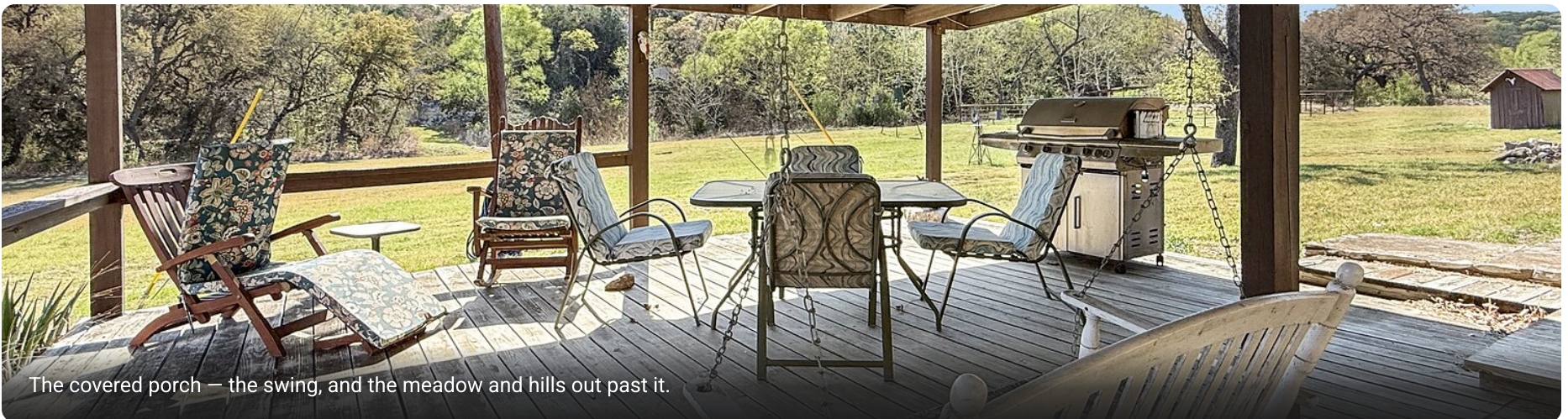
Ask us for the full set →

frontdesk@brokenarrowrealtygroup.com



Call or text →

830-383-2026 · David Hughes / Jayden Hughes



The covered porch — the swing, and the meadow and hills out past it.

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

What to verify & how to offer

FOR THE BUYER'S AGENT

What a buyer should verify

-  **Oak wilt is present on the property.** A buyer should have the oaks assessed and plan management accordingly.
-  **A power line runs along the back border** of the property.
-  **There is an abandoned mobile home on an adjacent tract** — not on this property. It is visible from parts of the place.
-  **The septic system is listed as unlicensed.** Septic with leach field, second tank at the front gate. The on-site sewer facility disclosure is on file — request it from the listing agent.
-  **There is no survey in the file.** Acreage was confirmed by mapping. Order a current survey and verify acreage, boundaries and easements.
-  **Wildlife management exemption · minerals · lead-based paint.** Confirm with KCAD that the exemption carries forward. Seller conveys all owned minerals; the owned interest is unknown. The house predates 1978, so the federal lead-based paint addendum applies.
-  **Documents on file.** Seller's Disclosure Notice, on-site sewer facility information, lead-based paint addendum, deeds, aerials, topo maps and well documentation — request current copies from the listing agent.

How to submit an offer

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

-  **Request the offer instructions from the listing agent before you write.** They are not published; call or email and we will send them.
-  Email offers to **frontdesk@brokenarrowrealtygroup.com**, then call or text **830-383-2026** so we know it landed.
-  **Will sell:** cash or conventional. Written on TREC 25-15 (Farm & Ranch).
-  **Showings:** appointment only, listing agent must accompany, no for-sale sign on the property. Book through **ShowingTime (800) 746-9464**.
-  **What conveys:** hunting blinds and game feeders, livestock feeders and troughs, corrals and gates, irrigation equipment and submersible pumps, the storage and tractor sheds and the portable buildings. Confirm the final list in the contract.
-  **What does not convey:** the seller's furniture, taxidermy mounts, artwork and personal effects.



LAND &
RANCH
SINCE 2002

Let's go take a look.

You bring the dream. We have the land.

David Hughes

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Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026

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

Information for MLS #F123995A is believed reliable but not guaranteed. There is no survey in the file; any boundary shown or described is approximate and for illustration only — not a survey. Acreage, taxes, exemption status, minerals, square footage, utilities and easements are approximate and should be independently verified by the buyer. Furniture, taxidermy mounts, artwork and personal effects do not convey. © 2026 Broken Arrow Group · eXp Realty.