

exp
REALTY

LAND &
RANCH
SINCE 2002

KERR COUNTY · HUNT, TEXAS · LAND ONLY

196 C Rock Bottom Rd

9.84 acres on the North Fork of the Guadalupe River

\$695,000

LIST PRICE

9.84± acres

LAND ONLY

F123917A

MLS NUMBER

The snapshot

196 C ROCK BOTTOM RD · HUNT, TX 78024



LIST PRICE

\$695,000

MLS F123917A, active



ACREAGE

9.84± acres

Land only. Approximate acreage per the MLS; the legal description lists 9.838



LOCATION

Hunt, Kerr County

MLS area 54-Hunt, N and W of 1340.
Elementary school: Hunt (buyer to verify)



WATER

North Fork, Guadalupe

Property on the waterfront. The MLS lists live water, year round



ACCESS

County road

Caliche road surface. A gravel drive runs into the property



UTILITIES

Electricity nearby

No water supply and no sewer or septic listed on the MLS record



IMPROVEMENTS

Storage shed

Fencing: partial



RESTRICTIONS & ZONING

No deed restrictions

Zoning/district: Residential, per MLS.
Not in city limits or ETJ



TAXES

\$2,006.44

Taxes without exemptions, source KCAD, account 18996



MINERALS

Unknown

Mineral rights are shown as unknown on the MLS record



TERMS

Cash or conventional

Possession at closing, funding.
Showings by appointment, through ShowingTime



SUITABLE USE

Recreational, residential

MLS: fishing, horses, hunting, recreational, residential

Source: the MLS detail sheet for F123917A. The buyer should independently verify taxes, acreage, minerals, zoning, restrictions, easements, schools and any other information.

About the land

NORTH FORK OF THE GUADALUPE RIVER

9.8± acres on the North Fork of the Guadalupe River in Hunt, Texas, bordering the historic MO Ranch, where you can enjoy a zip line and great hiking trails (annual passes available).

The terrain is highly usable, with a gentle approach from the build site down to a broad, accessible stretch of river. There are mature hardwoods, open bottomland, and elevated homesite potential with views over the river valley and the surrounding hills.

Along the river you will find a mix of shallow, clear water and deeper pockets for swimming, relaxing, or time with family and friends. A gravel drive gives easy access, with electricity nearby and a storage shed in place.

The land suits a future home, weekend retreat, or recreational getaway, a short drive from Ingram and Kerrville. Whitetail, axis, turkey and other exotics are abundant.



The open meadow above the river, with a flat limestone shelf at the water's edge.



The gravel drive climbing past rock outcrops and live oaks.

Photographs

DRONE PHOTOGRAPHS, MAY 2026



Live oaks and open grass above the river, with the limestone shelf in the foreground.



Green grass and live oaks, with the gravel road curving back into the trees.

About these photographs

The photographs in this presentation were taken by drone in May 2026, except the composite image on the next page. Some photos may be retouched. No boundary line is drawn on any photograph.

The river, as it gets used

COMPOSITE IMAGE



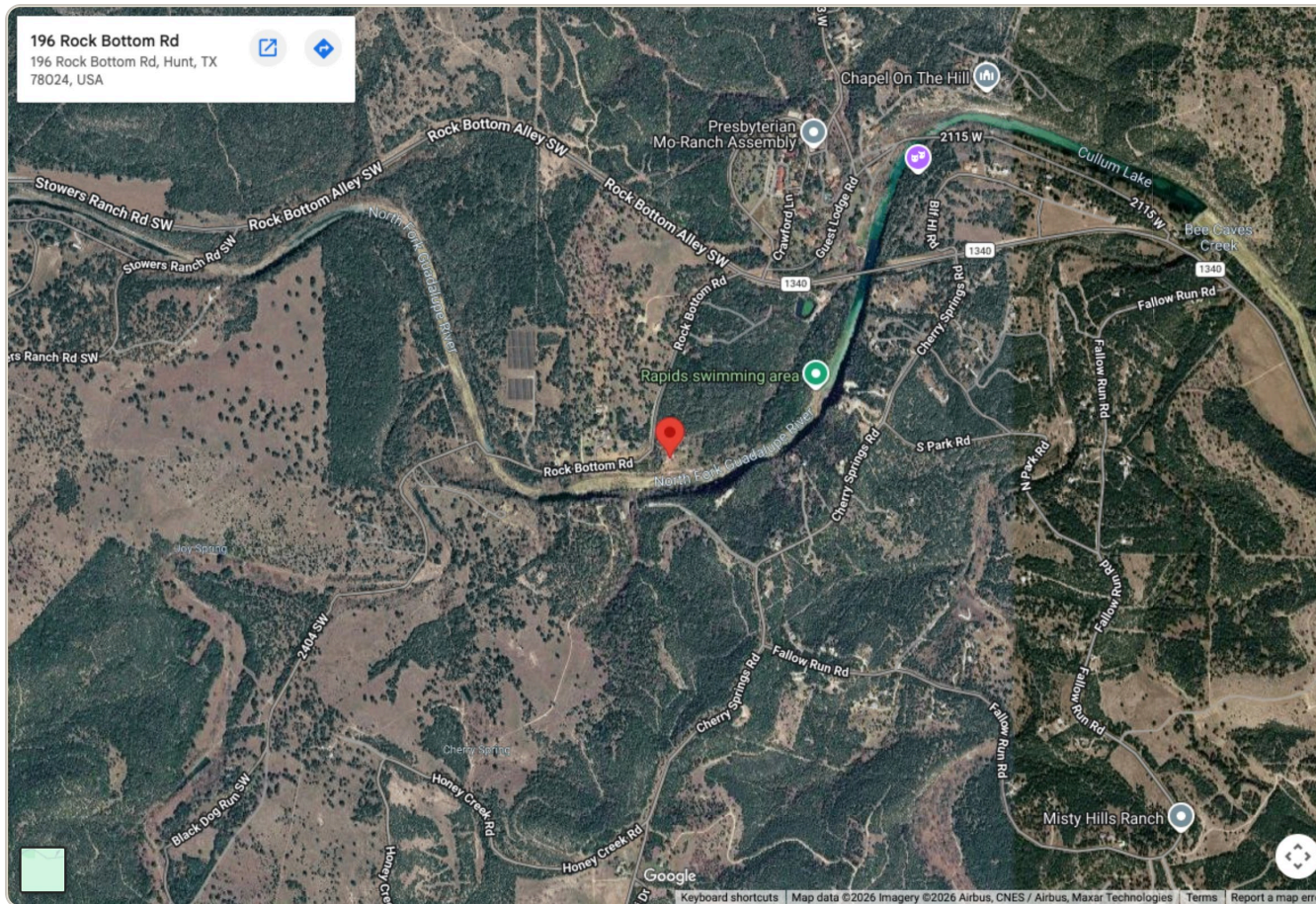
Composite image, not a photograph of the property. It is built from a February photograph of the river with the people added, and is shown to give a sense of the river.

Why it is labelled

In the February frame the trees are bare; the May photographs elsewhere in this presentation show the same country in leaf. Please read the property from the real photographs, and use this image only as an impression of the river.

Location

HUNT, KERR COUNTY, TEXAS



Google satellite map, location only. No boundary is drawn on it, and the pin is approximate. Map data ©2026 Google, Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies.

- **Hunt, Texas**
On the North Fork of the Guadalupe River, in Kerr County.
- **MO Ranch**
The tract borders the historic MO Ranch.
- **Ingram and Kerrville**
A short drive to both.
- **Road**
County road, caliche surface.

The full listing page

The photographs, the video tour and the interactive map are on one page on our website. Scan the code or tap the button.



Open the listing page

brokenarrowgroup.com/listings/196-c-rock-bottom-rd/



Call or text

830-383-2026. Showings are by appointment.



Email the front desk

frontdesk@brokenarrowrealtygroup.com



Broken Arrow Group

brokenarrowgroup.com

Submitting an offer

-  **Offer instructions.** Request the offer instructions from the listing agent before you write — they are not published; call or email and we will send them. *This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.*
-  **Submit offers** by email to frontdesk@brokenarrowrealtygroup.com and text the agent at (830) 383-2026.
-  **Showings** are by appointment, scheduled through ShowingTime. Questions? Call or text 830-383-2026.
-  **Terms.** The MLS record lists cash and conventional. Possession at closing, funding. Title company: Kerrville Title Co.

Who to call

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

David Hughes, TREC #501321
Jayden Hughes, TREC #728099
830-383-2026
frontdesk@brokenarrowrealtygroup.com



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Come take a look.

You bring the dream. We have the land.

David Hughes

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The aerial photographs were taken in May 2026. The image on page 5 is a composite built from a February photograph with people added; it is not a photograph of the property. Some photos may be retouched. No boundary line is drawn on any photograph, and the pin on the page 6 map is approximate. All measurements are approximate.

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

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

Information for MLS #F123917A is believed reliable but not guaranteed. Buyer should independently verify taxes, accounts, acreage amount, minerals, zoning restrictions, easements, schools, square footage, room sizes and any other information as deemed necessary. © 2026 Broken Arrow Group · eXp Realty.